



NOTICE OF CHANGE OF MEETING

REGULAR COUNCIL MEETING

MONDAY, MARCH 31, 2025 AT 6:00 PM

Notice is hereby given that the Workshop Council Meeting has been changed to a Regular Council Meeting and will be held in the Council Chamber and electronically (hybrid) from City Hall, 141 West 14th Street, North Vancouver, BC on March 31, 2025, commencing at 6:00 pm.

The open portion of this meeting will be livestreamed. Members of the public are welcome to attend in-person or observe the proceedings online. The meeting will be recorded and a copy will be posted to our website after the meeting.

Members of the public may access the open meeting agenda on the Council Meetings webpage at cnv.org/City-Hall/Council-Meetings.

Amelia Cifarelli

Corporate Officer

Posted: March 27, 2025



AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 31, 2025 AT 6:00 PM

Watch Livestream at cnv.org/LiveStreaming
View complete Agenda Package at cnv.org/CouncilMeetings

The City of North Vancouver respectfully acknowledges that this Council meeting is held on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and sə́lilwətaʔ (Tsleil-Waututh) Nations.

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, March 31, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, March 10, 2025

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *3, *4 and *5 are listed in the Consent Agenda and may be considered separately or in one motion.

BYLAWS – ADOPTION

- *3. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9065” (Schedules A - J)
- *4. “The Street Sign and House Numbering Bylaw, 1908, No. 40, Amendment Bylaw, 2025, No. 9087” (Fees and Charges)
- *5. “Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2025, No. 9092” (Parks and Greenways Donation Program)

PRESENTATION

Provincial Legislation Alignment – Residential Growth Capacity
– Director, Planning and Development

REPORTS

6. Provincial Legislation Alignment – Residential Capacity
7. 2025 Property Tax Increase Distribution Options
8. 2024 Additional Extension of Funding Requests

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, March 31, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, March 10, 2025

PUBLIC INPUT PERIOD

The Public Input Period is addressed in sections 12.20 to 12.28 of “Council Procedure Bylaw, 2015, No. 8500.” The time allotted for each speaker addressing Council during the Public Input Period is 2 minutes, with the number of speakers set at 5 persons. Speakers’ comments will be audio recorded, as well as live-streamed on the City’s website, and will form part of the public record.

Speakers may only speak on the same matter once in a 3-month period.

Speakers during the Public Input Period are permitted to join the meeting in person in the Council Chamber or electronically via Webex. There are 2 ways to sign up to speak during the Public Input Period.

- 1) **IN PERSON:** Speakers who choose to participate in person must sign the speaker list located outside the Council Chamber between 5:30 and 5:50pm on the day of the Council meeting.
- 2) **ELECTRONICALLY VIA WEBEX:** Speakers who choose to participate electronically must pre-register by 12:00 noon on the day of the Council meeting by completing the online form at cnv.org/PublicInputPeriod, or by phoning 604-990-4234. These pre-registrants will receive instructions by email or phone on the afternoon before the Council meeting.

If a speaker has written material to accompany their comments, the material must be sent to the Corporate Officer at clerks@cnv.org no later than 12:00 noon on the day of the Council Meeting.

The Public Input Period provides an opportunity for comment only and places the speaker’s concern on record, without the expectation of a response from Council. Speakers must comply with the General Rules of Conduct set out in section 5.1 of “Council Procedure Bylaw, 2015, No. 8500” and may not speak with respect to items as listed in section 12.25(2), including Zoning Bylaws for which a Public Hearing will not be held or is prohibited under section 464 of the *Local Government Act*.

Speakers are requested not to address matters that refer to items from a concluded Public Hearing/Public Meeting or to Public Hearings, Public Meetings and Committee meetings when those matters are scheduled on the same evening’s agenda, as an opportunity for public input is provided when the particular item comes forward for discussion.

Please address the Mayor as “Your Worship” or “Mayor, followed by their surname”. Councillors should be addressed as “Councillor, followed by their surname”.

CONSENT AGENDA

Items *3, *4 and *5 are listed in the Consent Agenda and may be considered separately or in one motion.

RECOMMENDATION:

THAT the recommendations listed within the “Consent Agenda” be approved.

START OF CONSENT AGENDA

BYLAWS – ADOPTION

- *3. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9065” (Schedules A - J)

RECOMMENDATION:

THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9065” (Schedules A - J) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *4. “The Street Sign and House Numbering Bylaw, 1908, No. 40, Amendment Bylaw, 2025, No. 9087” (Fees and Charges)

RECOMMENDATION:

THAT “The Street Sign and House Numbering Bylaw, 1908, No. 40, Amendment Bylaw, 2025, No. 9087” (Fees and Charges) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *5. “Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2025, No. 9092” (Parks and Greenways Donation Program)

RECOMMENDATION:

THAT “Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2025, No. 9092” (Parks and Greenways Donation Program) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

END OF CONSENT AGENDA

PRESENTATION

Provincial Legislation Alignment – Residential Growth Capacity
– Director, Planning and Development

Item 6 refers.

REPORTS

6. Provincial Legislation Alignment – Residential Capacity
– File: 09-3900-30-0008/1

Report: Director, Planning and Development, March 19, 2025

RECOMMENDATION:

PURSUANT to the report of the Director, Planning and Development, dated March 19, 2025, entitled “Provincial Legislation Alignment – Residential Capacity”:

THAT staff be directed to remove the growth scenarios work for both the five-year planning horizon (2025-2030) and twenty-year planning horizon (2025-2045) and the associated growth scenario public engagement from the Provincial Legislation Alignment process;

THAT staff be directed to bring back a report with options of areas that could be rezoned to satisfy the zoning capacity requirements;

AND THAT staff be directed to provide consultation opportunities during the development of the Official Community Plan, in accordance with Section 475 of the *Local Government Act*.

7. 2025 Property Tax Increase Distribution Options – File: 05-1970-05-0005/2025

Report: Chief Financial Officer, March 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated March 12, 2025, entitled “2025 Property Tax Increase Distribution Options”:

THAT an across the board 2025 Property Tax Increase of 5.95% be endorsed;

AND THAT staff bring forward a Tax Rate Bylaw (2025) that must be adopted before May 15, 2025 in accordance with the *Community Charter*.

REPORTS – Continued

8. 2024 Additional Extension of Funding Requests – File: 05-1700-01-0001/2025

Report: Chief Financial Officer, March 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated March 12, 2025, entitled “2024 Additional Extension of Funding Requests”:

THAT the following projects’ budgets be extended for the remainder of 2025:

- i) Childcare-Mahon Park;
- ii) Casano Loutet Overpass;
- iii) Strategic & Corporate Planning; and
- iv) 2021/22 Pedestrian & Road Light Implementation;

AND THAT should any of the amounts remain unexpended as at December 31, 2025, the unexpended balances shall be returned to the credit of the respective reserves.

PUBLIC CLARIFICATION PERIOD

The Public Clarification Period is limited to 10 minutes in total and is an opportunity for the public to ask a question regarding process or clarification on an item on the Regular Council Agenda. The Public Clarification Period concludes after 10 minutes and the Regular Council Meeting reconvenes.

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(a) [personal information] and 90(1)(k) [proposed service].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

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MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 10, 2025

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor J. McIlroy
Councillor S. Shahriari
Councillor T. Valente

STAFF MEMBERS

L. McCarthy, CAO
B. Pearce, Deputy CAO
A. Cifarelli, Corporate Officer
J. Peters, Manager, Legislative and Election Services
L. Sawrenko, Chief Financial Officer
D. Van Heerden, Manager, Financial Planning
H. Granger, City Solicitor
K. Magnusson, Director, Engineering, Parks and Environment
D. Hutch, Deputy Director, Parks and Public Spaces
A. Man-Bourdon, Manager, Parks and Natural Spaces
S. Galloway, Director, Planning and Development
T. Ryce, Chief Building Official
M. Wray, Planning Assistant
M. Chan, Director, Real Estate, Facilities and Economic Development
E. Doran, Director, People, Culture and Transformation
A. Gibbs, Sr. Manager, Communications and Engagement
S. Peters, Manager, Projects and Initiatives
P. DeJong, Acting Corporate Officer
H. van Gelderen, Legislative Services Advisor
T. Huckell, Administrative Coordinator

The meeting was called to order at 6:00 pm.

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Shahriari

1. Regular Council Meeting Agenda, March 10, 2025

CARRIED UNANIMOUSLY

R2025-03-10/1

ADOPTION OF MINUTES

Moved by Councillor Bell, seconded by Councillor McIlroy

2. Regular Council Meeting Minutes, March 3, 2025

CARRIED UNANIMOUSLY

R2025-03-10/2

PROCLAMATIONS

Mayor Buchanan declared the following proclamations:

Nowruz – March 20, 2025 – read by Councillor Shahriari

World Down Syndrome Day – March 21, 2025

PUBLIC INPUT PERIOD

- Jennifer Belak, Brackendale, spoke regarding Item 10 – Responding to US tariffs.
- Patrick Stafford-Smith, North Vancouver, spoke regarding Item 10 – Responding to US tariffs.
- Sandra Thorson, North Vancouver, spoke regarding over-densification in the City and the need for more infrastructure.
- Laurel Gurnsey, North Vancouver, spoke regarding traffic due to the proposed development on East 3rd Street and the security of the community.
- Jon Bevan, North Vancouver, spoke regarding Item 10 – Responding to US tariffs.

DELEGATION

Murray Mollard, Executive Director, North Shore Community Resources

Re: North Shore Community Resources

Murray Mollard, North Shore Community Resources, provided a PowerPoint presentation regarding “North Shore Community Resources” and responded to questions from Council.

CORRESPONDENCE

3. Murray Mollard, Executive Director, North Shore Community Resources, January 31, 2025 – File: 01-0230-20-0043/2025

Re: North Shore Community Resources

Moved by Councillor Valente, seconded by Councillor Back

THAT the correspondence from Murray Mollard, Executive Director, North Shore Community Resources, dated January 31, 2025, regarding the “North Shore Community Resources”, be received for information with thanks.

CARRIED UNANIMOUSLY

R2025-03-10/3

PRESENTATION

City of North Vancouver Investment Policy – Chief Financial Officer

The Chief Financial Officer provided a PowerPoint presentation regarding the “City of North Vancouver Investment Policy” and responded to questions from Council.

REPORTS

4. Investment Policy Update – File: 05-1860-01-0001/2025

Report: Chief Financial Officer, February 19, 2025

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Chief Financial Officer, dated February 19, 2025, entitled “Investment Policy Update”:

THAT the Investment Policy be approved.

CARRIED UNANIMOUSLY

R2025-03-10/4

5. Annual Review of Fees and Charges – 2025 – File: 05-1715-20-0001/2025

Report: Chief Financial Officer, February 19, 2025

Moved by Councillor Valente, seconded by Councillor Shahriari

PURSUANT to the report of the Chief Financial Officer, dated February 19, 2025, entitled “Annual Review of Fees and Charges – 2025”:

THAT the following bylaws be considered for readings:

- “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9065” (Schedules A - J);
- “The Street Sign and House Numbering Bylaw, 1908, No. 40, Amendment Bylaw, 2025, No. 9087” (Fees and Charges); and
- “Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2025, No. 9092” (Parks and Greenways Donation Program).

CARRIED UNANIMOUSLY

R2025-03-10/5

BYLAWS – FIRST, SECOND AND THIRD READINGS

6. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9065” (Schedules A - J)

Moved by Councillor Shahriari, seconded by Councillor Girard

THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9065” (Schedules A - J) be given first and second readings;

AND THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9065” (Schedules A - J) be given third reading.

CARRIED UNANIMOUSLY

R2025-03-10/6

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

7. “The Street Sign and House Numbering Bylaw, 1908, No. 40, Amendment Bylaw, 2025, No. 9087” (Fees and Charges)

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “The Street Sign and House Numbering Bylaw, 1908, No. 40, Amendment Bylaw, 2025, No. 9087” (Fees and Charges) be given first and second readings;

AND THAT “The Street Sign and House Numbering Bylaw, 1908, No. 40, Amendment Bylaw, 2025, No. 9087” (Fees and Charges) be given third reading.

CARRIED UNANIMOUSLY

R2025-03-10/7

8. “Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2025, No. 9092” (Parks and Greenways Donation Program)

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2025, No. 9092” (Parks and Greenways Donation Program) be given first and second readings;

AND THAT “Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2025, No. 9092” (Parks and Greenways Donation Program) be given third reading.

CARRIED UNANIMOUSLY

R2025-03-10/8

REPORT

9. 2025 Utilities Budget Amendment for Atmospheric River Repair and Restoration
– File: 05-1820-04-0001/2025

Report: Chief Financial Officer and Director, Engineering, Parks and Environment,
February 19, 2025

Moved by Councillor Bell, seconded by Councillor Valente

PURSUANT to the report of the Chief Financial Officer and the Director, Engineering, Parks and Environment, dated February 19, 2025, entitled “2025 Utilities Budget Amendment for Atmospheric River Repair and Restoration”:

THAT the amended 2025 Sewer & Drainage Utility Capital Plan and the amended 2025 Sewer & Drainage Budget, dated February 19, 2025, be endorsed.

CARRIED UNANIMOUSLY

R2025-03-10/9

NOTICE OF MOTION

10. Responding to United States Tariffs through Local Government Action
– File: 03-1200-01-0001/2025

Submitted by Mayor Buchanan

Moved by Mayor Buchanan, seconded by Councillor Girard

WHEREAS tariffs from the United States of America (US) threaten local jobs and the economy in the City of North Vancouver;

WHEREAS other orders of government including the Province of British Columbia and municipalities are preparing coordinated responses to such threats;

WHEREAS municipalities like The City of North Vancouver are purchasers of goods and services;

WHEREAS The City of North Vancouver has a Sustainable Purchasing Policy which makes no reference to preferential treatment for domestic suppliers;

WHEREAS similar motions adopted by other local governments have demonstrated the willingness of local governments to take decisive action to protect their economies from external trade pressures;

AND WHEREAS the Metro Vancouver Regional District has identified potential cross-jurisdictional impacts of US tariffs that require a coordinated regional approach;

THEREFORE BE IT RESOLVED:

THAT Council affirms and signals the City of North Vancouver supports the Team Canada approach to align local, provincial, and national priorities as necessary to counter foreign policies designed to harm the Canadian economy, joining other BC municipalities in this unified stance;

THAT Council direct staff to initiate a review of the City's sustainable purchasing policy and trade agreement exposure to identify opportunities to update the policy to Buy Local / Buy Canadian on a priority basis and report back as soon as possible with immediate and long-term strategies supporting the Team Canada approach;

THAT Council direct staff to initiate a review of the City's regulations to identify opportunities to streamline regulations and help the City of North Vancouver respond quickly to economic threats like tariffs and supply chain disruptions;

FURTHER THAT Council direct staff to establish an Internal Roundtable, to facilitate the rapid response to tariffs and other economic challenges facing the City of North Vancouver, including direction to report back on actions the City can take on an urgent basis given the US government imposition of tariffs including (but not limited to):

Continued...

NOTICE OF MOTION – Continued

10. Responding to United States Tariffs through Local Government Action – File: 03-1200-01-0001/2025 – Continued

- Potential adjustments to the City’s business licensing regime to enable businesses to expand the scope of their operations in the face of economic uncertainty, through a “split-licence” mechanism that would reduce regulatory burden;
- Other opportunities that might exist;

THAT Council direct staff to immediately begin work with local business and community economic development organizations (including but not limited to Lower Lonsdale Business Improvement Area (LLBIA), Local Companies’ Organization of British Columbia (LOCO BC), North Vancouver Chamber (NV Chamber), Canadian Federation of Independent Business (CFIB), Vancouver’s North Shore Tourism Association) to explore opportunities to initiate and promote a targeted Buy Local / Buy Canadian campaign in response to tariffs, building on the successful “Support Local BC” model;

THAT Council direct staff to work with regional counterparts to develop a coordinated response strategy that amplifies the collective economic influence of BC municipalities;

THAT Council direct staff to engage with Invest Vancouver, to formally communicate that bolstering local economic development and attracting direct foreign investment from diverse markets beyond the US are key priorities for the City of North Vancouver;

THAT Council direct staff to report back on the implementation of these measures;

AND THAT a copy of this resolution be sent to the following:

LLBIA, LOCO BC, NV Chamber, CFIB, Vancouver’s North Shore Tourism Association, District of North Vancouver Mayor and Council, District of West Vancouver Mayor and Council, and Invest Vancouver (Metro Vancouver).

CARRIED UNANIMOUSLY

R2025-03-10/10

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

Nil.

COUNCIL REPORTS

Mayor Buchanan, on behalf of Council, recognized and congratulated Councillor Bell for receiving the King Charles III Coronation Medal for his career achievements in public service at the medal ceremony on February 28, 2025.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

RECESS TO CLOSED SESSION

Moved by Councillor Valente, seconded by Councillor Back

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(a) [personal information], 90(1)(e) [land matter], 90(1)(i) [legal advice], 90(1)(k) [contract negotiations/proposed service] and 90(1)(l) [annual report].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session, at 8:10 pm and reconvened at 10:13 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session) of March 10, 2025, be ratified:

11. Land Matter / Proposed Service – File: 06-2380-01-0001/2024

Report: Manager, Real Estate, and Director, Real Estate, Facilities and Economic Development, February 19, 2025

PURSUANT to the report of the Manager, Real Estate, and the Director, Real Estate, Facilities and Economic Development, dated February 19, 2025, regarding a land matter and proposed service:

THAT the wording of the resolution and the report of the Manager, Real Estate, and the Director, Real Estate, Facilities and Economic Development, dated February 19, 2025, remain in the Closed session.

R2025-03-10/11

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION) – Continued

12. Density Transfer Offer – 1421 Fell Avenue (Cascadia Green)
– File: 02-0890-01-0001/2025

Report: Manager, Real Estate, and Director, Real Estate, Facilities and Economic Development, February 19, 2025

PURSUANT to the report of the Manager, Real Estate, and the Director, Real Estate, Facilities and Economic Development, dated February 19, 2025, entitled “Density Transfer Offer – 1421 Fell Avenue (Cascadia Green)”:

THAT the City enter into, and the Manager, Real Estate, be authorized to execute, a Density Transfer Agreement with 1310510 B.C. Ltd., doing business as Cascadia Green, to sell transferable density from the City-owned ‘donor’ site at 2300 Lonsdale Avenue and 116 East 23rd Street (the site of the new Harry Jerome Community Recreation Centre) to the ‘recipient’ site at 1421 Fell Avenue, at a rate of \$175.00 per buildable square foot, valid for 24 months from the date that Council approves the Density Transfer Agreement, with the transfer being subject to the adoption of rezoning bylaws for both the donor and recipient sites, at Council’s sole discretion;

AND THAT the wording of the resolution be released and the report of the Manager, Real Estate, and the Director, Real Estate, Facilities and Economic Development, dated February 19, 2025, entitled “Density Transfer Offer – 1421 Fell Avenue (Cascadia Green)”, remain in the Closed session.

R2025-03-10/12

13. Land Matter / Legal Advice / Contract Negotiations/Proposed Service
– File: 13-6740-20-0021/1

Report: Deputy Director, Parks and Public Spaces, February 19, 2025

PURSUANT to the report of the Deputy Director, Parks and Public Spaces, dated February 19, 2025, regarding a land matter, legal advice and contract negotiations/proposed service:

THAT the wording of the resolution and the report of the Deputy Director, Parks and Public Spaces, dated February 19, 2025, remain in the Closed session.

R2025-03-10/13

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Girard, seconded by Councillor Valente

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:14 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9065

A Bylaw to amend “Fees and Charges Bylaw, 2024, No. 9000”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as **“Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9065” (Schedules A - J)**.
2. “Fees and Charges Bylaw, 2024, No. 9000” is amended as follows:
 - A. By deleting Schedules A, B, C, D, E, F, G, H, I and J in their entirety, and replacing them with the new Schedules A, B, C, D, E, F, G, H, I and J attached to this bylaw.
 - B. The effective dates for each new Schedule are as follows:

Schedule	Description	Effective Date
A	Corporate and Finance Fees	April 1, 2025
B	Protective Services Fees	April 1, 2025
C	Filming Fees	April 1, 2025
D	Development, Permitting and Regulation Fees	April 1, 2025
E	Parks and Recreation Fees	April 1, 2025
F	Licensing Fees	April 1, 2025
G	Cemetery Fees	April 1, 2025
H	Streets and Plazas Fees	April 1, 2025
I	Water Utility Services Fees	April 1, 2025
J	Sewer and Drainage Utility Services Fees	April 1, 2025

READ a first time on the 10th day of March, 2025.

READ a second time on the 10th day of March, 2025.

READ a third time on the 10th day of March, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

CORPORATE OFFICER

SCHEDULE A

CORPORATE AND FINANCE FEES

Fees and Charges Bylaw, 2024, No. 9000

Copies	
Council Minutes - Per page	\$ 0.26
Bylaws - 1-4 pages	\$ 1.02
Bylaws - 5-15 pages	\$ 2.05
Bylaws - 16-25 pages	\$ 5.12
Bylaws - 26-35 pages	\$ 8.19
Bylaws - 36 pages plus	\$ 10.24
Official Community Plan	\$ 15.36
Zoning Bylaw - Component One: General Regulations Consolidated	\$ 10.24
Zoning Bylaw - Component Two: Development Regulations	\$ 20.48
Zoning Bylaw - Component Three: Zoning Map - page	\$ 2.69
Zoning Bylaw - Component Three: Zoning Map - each additional page	\$ 1.80
Zoning Bylaw - Component Three: Zoning Map - full map	\$ 40.42
S. 237 Community Charter - Tax Demand Notice	\$ 20.48
S. 258 Community Charter - Certificate of Tax Status - Manual	\$ 35.84
S. 258 Community Charter - Certificate of Tax Status - via Internet and BC Online	\$ 30.72

General Fees	
Returned Payment	\$ 25.60
Tax Refund - per property tax roll	\$ 30.72
Mortgage Company Administration Fee for payment of property taxes - per property tax roll	\$ 10.24
Registered Plans - per page	\$ 0.90
Strata Title Plans - per page	\$ 0.90
Geographic Information System Plots and Reports - administration fee	\$ 25.60
Geographic Information System Plots and Reports - plus per hour processing (minimum 1/2 hour)	\$ 102.40
Site History Review	\$ 204.80

Maps	
CNV Parcel Maps - per page	\$ 2.69
CNV Parcel Maps - each additional page	\$ 1.80
CNV Parcel Maps - full map	\$ 40.42
GIS - City Map - 18 x 24	\$ 15.36
GIS - City Map - 24 x 36	\$ 20.48
GIS - City Map - 36 x 44	\$ 30.72

Building Plans	
Building Plans - microfiche - administration fee	\$ 25.60
Building Plans - microfiche - plus per page	\$ 0.90
Building Plans - paper copy - administration fee	\$ 25.60
Building Plans - paper copy - plus cost of printing	plus cost printing

Survey Information	
Survey Lot Corners or Sewer Inverts	\$ 153.60
Survey and Service Information - Single family dwelling	\$ 225.28
Survey and Service Information - Duplex	\$ 225.28
Survey, Building Grades and Service Information - Multi-family units	\$ 317.44
Survey, Building Grades and Service Information - Commercial	\$ 317.44
Survey, Building Grades and Service Information - Additional copies on request - per copy	\$ 15.36

Liquor Licenses	
Increased Liquor License Capacity - per application, plus actual cost of advertising	\$ 512.00
Increased Liquor License Capacity - actual cost of advertising	at cost
Patron Participation Endorsement - per application	\$ 460.80

Tree Permits	
Tree Permit Fee - Low impact	\$ 76.80
Tree Permit Fee - Moderate impact	\$ 128.00
Tree Permit Fee - High impact	\$ 179.20

Street Tree Planting	
Street Tree Planting - per tree	\$ 768.00

SCHEDULE B
PROTECTIVE SERVICES FEES
POLICE FEES

Fees and Charges Bylaw, 2024, No. 9000

In order to recover some of the costs of various policing services, certain services carry a user or administration fee. The fees below are not inclusive of GST.

Fees for Police Services

Audio Reproduction - First Hour		\$ 73.50
Audio Reproduction - Each additional hour		\$ 27.30
Audio Reproduction - Cost of CD / DVD		\$ 5.36
CD of Photographs		\$ 42.00
Court Ordered File Disclosure - Fee		\$ 60.40
Court Ordered File Disclosure - Plus Copying Charge	copying charge	
Crash Data Retrieval Report		\$ 189.00
Police Information Check		\$ 61.64
Police Information Check - Volunteers - Local Residents		Free
Field Drawing / Diagram / Reproduction - Cost		Cost
Field Drawing / Diagram / Reproduction - Plus Fee		\$ 42.00
File Research - Cost per Hour		\$ 52.50
Fingerprints (up to 2 sets)		\$ 61.64
Fingerprints - Additional sets		\$ 10.50
Forensic Video Analysis - Cost per hour		\$ 210.00
Full Collision Analyst / Reconstruction Report		\$ 630.00
Insurance Claim Letter		\$ 60.40
Local Police Records Checks		\$ 60.40
Measurements		\$ 217.40
Mechanical Inspection Report - Cost		Cost
Mechanical Inspection Report - Plus Fee		\$60.40
MV6020 - Motor Vehicle Accident Report		\$ 60.40
Name Change Application		\$ 60.40
Passport Letter		\$ 60.40
Photocopying charge per page		\$ 0.79
Photographs (each 4 x 6)		\$ 4.20
Police Certificate (including fingerprints if required)		\$ 60.40
Police Report		\$ 60.40
Security Licence		\$ 94.50
Shipping - Cost		Cost
Shipping - Plus Fee		\$5.25
Taxi Permit Application		\$ 61.64
Taxi Permit Application (2 years)		\$ 120.80
Taxi Permit (lost/replacement fee)		\$ 30.20
Traffic Analyst Investigation Report		\$ 94.50
Video Reproduction - First hour		\$ 73.50
Video Reproduction - Each additional hour		\$ 27.30

Video Reproduction - Cost of CD / DVD		\$ 16.80
Visa Application (including fingerprints if required)		\$ 59.85

Security Alarm System Bylaw, 2022, No. 8931

Security Systems - False Alarms		
Fee Based on Calendar Year		Per Year
First False Alarm		\$ -
Second False Alarm		\$ 153.60
Third False Alarm		\$ 256.00
Fourth False Alarm		\$ 409.60
Fifth False Alarm		\$ 614.40
Subsequent to Fifth False Alarms		\$ 921.60

FIRE DEPARTMENT FEES

Fire Bylaw, 2021, No. 8852

Fire Bylaw Fees		
File Search – Comfort Letter (up to 2 Hours)	per 2 hours	\$ 153.60
Fire Safety Plan Review (up to 2 Hours)	per 2 hours	\$ 153.60
Pre-Incident Fire Plan Review (up to 2 Hours)	per 2 hours	\$ 153.60
Special Effects Application Review (up to 2 Hours)	per 2 hours	\$ 153.60
Development Review Fee	Based on value of Building Permit	0.10%
Development Review Fee	Minimum on Building Permit	\$ 76.80
Hourly Fee (For Reviews, Inspections and File Searches):		
Straight Time	per hour	\$ 102.40
Time & Half	per hour	\$ 153.60
Double Time	per hour	\$ 204.80
Fire Investigation:		
Minimum Fee	per investigation	\$ 768.00
Damaged or Lost Equipment/Supplies		Replacement Cost
After Hours Fire Investigation:		
Straight Time	per hour	\$ 102.40
Time & Half	per hour	\$ 153.60
Double Time	per hour	\$ 204.80
Fire Department Standby (Required by Fire Department):		
After Hours – Straight Time	per hour	\$ 102.40
After Hours – Time & Half	per hour	\$ 153.60
After Hours – Double Time	per hour	\$ 204.80
Vehicle/Apparatus	per hour	\$ 175.10

Fire Permit Fees		
Permit fees must be paid to the Municipality by all applicants for any Permit required by the Fire Bylaw, 2021, No. 8852 or by the regulations passed pursuant to the Fire Services Act (1996) c. 144, as amended or replaced.		
Permit Processing (up to 2 hours):		
Hourly Fees for Permit Processing as per above "Hourly Fee"	per 2 hours	\$ 153.60
Permit Inspections as per above "Hourly Fee"	per 2 hours	\$ 153.60
False Alarms and Nuisance Alarms (Based on Calendar Year)		per calendar year
First False and/or Nuisance Alarm		\$ -
Second False and/or Nuisance Alarm		\$ 153.60
Third False and/or Nuisance Alarm		\$ 256.00
Fourth False and/or Nuisance Alarm		\$ 409.60
Fifth False and/or Nuisance Alarm		\$ 614.40
Subsequent to Fifth False and/or Nuisance Alarm		\$ 921.60

Life Safety Upgrade Bylaw, 2011, No. 8090

Life Safety Upgrade Permit	
Fee payable for the issuance of a Life Safety Upgrade Permit	\$ 102.40

BYLAWS FEES

Noise Control Bylaw, 2021, No. 8885

Noise Exemption by Permission	
Application under Section 6 of the "Noise Control Bylaw, 2021, No. 8885", Schedule "B" a non-refundable application fee of:	
application submitted at least 5 business days prior to the date of the proposed activity:	\$ 153.60
application submitted less than 5 business days prior to the date of the proposed activity:	\$ 307.20

Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931

Excessive Nuisance Abatement Fees	
Per "Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931", PART 5 - NUISANCES, 40. Repeat Nuisance Service Calls	
Police Nuisance Response and Abatement Service Call, per call	\$ 199.70
City Staff Nuisance Response and Abatement Service Call - per hour	\$ 51.20
Administration Fee - 10% on Total Service Call Fees	10%

SCHEDULE C

FILMING FEES

Fees and Charges Bylaw, 2024, No. 9000

Permit		
Film Permit Fee		\$ 235.50
Material changes to Issued Permit		\$ 76.80
Cancellation of Issued Permit	Permit fee plus all non recoverable costs to the City	
Each additional location		\$ 235.50
Commercial Media: i.e. still photography, reality TV, corporate video		\$ 230.40
Student Film Permit		Free
Damage/Security Deposit	dependant on location/ project	\$ 5,120.00
Youth in Film (one time annual fee, not mandatory) (GST Exempt)		\$ 256.00
Electrical Permit (GST Exempt)		
Single Location Permit (one inspection / location)		\$ 127.00
Annual Permit		\$ 768.00
Parking, Street Use & Tow Shots		
Street Encroachment Fee	per day per 100m block face	\$ 358.40
Missing No Parking Sign, replacement cost	per sign	\$ 15.36
Signage Amendment	per sign	\$ 6.14
Tow Shots		\$ 153.60
Street Filming User Fee	per block	\$ 179.20
Street Meter Charges	Standard vehicle space per day billed per current daily rate of 225 East 15th Street	
Parking Stall Charges	Stall per day billed per current daily rate of 112 East 1st Street surface lot + Translink tax	
Parking Lots / Gravel Fields	per day	\$ 512.00
Parking Infraction	per day per occurrence	\$ 153.60
RCMP (Minimum 4 Hour Callout and 48 Hour Cancellation Notice)		
Note: Hourly rate includes mileage and meal times. Hourly start time will commence once RCMP Officer and/or Sergeant reaches RCMP detachment.		
RCMP Officer (Cst/Cpl)	per hour	\$ 166.90
RCMP Sergeant	per hour	\$ 198.70
Clerical Staff Time (overtime, no 4 hour minimum)	per hour	\$ 81.90

Fire Department (Minimum 4 Hour Callout and 48 Hour Cancellation Notice)		
Note: Will include charged time for officers to change into uniform, secure vehicles, depart from, and arrive back at the Fire Hall.		
Firefighters & Vehicles	Charged as per "Fire Bylaw, 2021, No. 8852"	
Special Effects Application (Pyrotechnics)		
Special Effects Permit (SPFX)	minimum	\$ 153.60
Special Effects On-Site Inspection by Fire Officer	per hour	\$ 102.40
City Buildings and Plazas: Daily Rate		
Fire Hall, Operations Yard, 14th Street Plaza & other similar sites	per day	\$ 614.40
City Hall (per named component)	per day	\$ 614.40
City Library	per day	\$ 2,560.00
Parks	per day	\$ 614.40
Lunch Tents in Parks	per day	\$ 256.00
Prep and Wrap Days	50% daily amount	
Parks Restoration Fee (not mandatory) (GST Exempt)		
City Shipyards Public Realm: Daily Rate		
Each named component (e.g. Spirit Trail, Wallace Mews, Shipbuilders' Square, etc.)	per day	\$ 1,024.00
Burrard Dry Dock	per day	\$ 2,560.00
The Shipyard Commons	per day	\$ 4,608.00
The Commons Ice Rink (in addition to the Commons Fee)	per day	\$ 1,536.00
Prep and Wrap Days	per day	50% daily amount (min)
Electrical connection	per day per connection	\$ 153.60
Parking at Wallace Mews	per half block face per day	\$ 358.40
The Shipyards Public Realm Lunch Tents (Shipbuilders' Square or Cates Deck)	daily per tent no larger than 20' x 40'	\$ 256.00
	daily per tent larger than 20' x 40'	\$ 512.00
	daily for tents that encompass the entire space	\$ 1,024.00
Cemetery: Daily Rate		
Cemetery (Heritage Section)	per day	\$ 3,072.00
Prep and Wrap Days		50% daily amount
Cemetery Caretaker (out of hours only)	per hour	\$ 81.90
Cemetery Ground Interment Preparation (incl. digger, truck & two staff)		\$ 1,802.20
Parks Restoration Fee (not mandatory) (GST Exempt)		

Miscellaneous Fees		
Site Meeting / site liaison fee, for City of North Vancouver staff		at cost
Film Liaison on site	per hour	\$ 81.90

GST applies to the fees listed above, except for Electrical Permits. Please note that items in this Schedule of Fees are subject to change without notice.

Fee Reduction
The City's Film Office staff have the authority to consider a request for a one-time 50% fee reduction of the City's location fees, subject to the following criteria:
Productions should be either non-theatrical (such as shorts, student foundation films, documentaries), or
Theatrical productions that are under \$500,000 total gross budget (staff will request they provide their budget top sheet to verify),
Filming will not take place over more than two days in the City location,
This reduction does not apply to the Shipyards Public Realm.

SCHEDULE D

DEVELOPMENT, PERMITTING AND REGULATION FEES

DEVELOPMENT FEES

Development Procedures Bylaw, 2001, No. 7343

INFORMATION

Minor vs. Major Applications

For the purpose of this Bylaw, the following definitions differentiate between the scale of minor and major proposals:

Minor – 1-5 principal residential units, primary child care use, or non-profit applicants (where a minimum of 80% of proposed residential units are secured at a minimum of 10% below market rental rates).

Major – 6 or more principal residential units, mixed-use, commercial, industrial, or institutional uses.

Waived Fees

Fees for City-led projects will be waived.

TYPE OF APPLICATION

1. Official Community Plan (OCP)

OCP Amendment	\$	10,240.00
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<i>The following additional fee applies to any site area exceeding 8,000 m² or to policy development within any Special Study Area</i>	(per m ² site area x FSR)/2	\$	1.02
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2. Zoning Bylaw Amendment

Text Amendment or Rezoning to an Existing Zone	\$	4,096.00
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Rezoning to a New Comprehensive Development (CD) Zone	\$	6,144.00
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<i>The following additional fees apply to major proposals, to a maximum total rezoning fee of</i>	maximum	\$	25,600.00
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Per proposed principal residential unit	per unit	\$	51.20
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Per m ² of proposed commercial space	per m ²	\$	1.02
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Per m ² of proposed industrial or institutional space	per 2m ²	\$	1.02
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3. Development Permit		
Amendment to Development Permit		\$ 1,024.00
Council Consideration of Development Permit (additional fee)		\$ 1,536.00
Coach House Development Permit		\$ 1,280.00
Rooftop Antenna Development Permit		\$ 2,560.00
Other Form and Character Development Permit		\$ 4,096.00
<i>The following additional fees apply to major proposals, to a maximum total development permit fee of</i>	maximum	\$ 15,360.00
Per principal residential unit	per unit	\$ 76.80
Per m ² of proposed commercial space	per m ²	\$ 1.02
4. Development Variance Permit		
Variance with staff consideration of variance concurrent with rezoning		\$ 1,536.00
Variance with Council consideration		\$ 3,072.00
5. Temporary Use Permit (TUP)		
Obtain, amend, or renew a TUP		\$ 2,560.00
6. Heritage Revitalization Agreement (HRA)		
Minor HRA (including amendment to existing HRA)		\$ 4,096.00
Major HRA		\$ 6,144.00
ADDITIONAL ITEMS		
1. Pre-Consultation Application (PCA)		
Minor PCA		\$ 512.00
Major PCA		\$ 1,536.00
Early direction from Council (additional fee)		\$ 1,536.00
2. Public Meeting or Public Hearing		
For any application requiring a public meeting or public hearing (to be charged per instance)		\$ 1,792.00
3. Environmental Site Disclosure		
For any application requiring a Site Disclosure Statement (otherwise waived)		\$ 107.50

CONSTRUCTION REGULATION FEES AND DEPOSITS

Construction Regulation Bylaw, 2003, No. 7390

1. General Regulations		
1. Penalties:		
Work that has commenced without a permit subject to double permit fee not exceeding		\$ 20,480.00
2. Refunds:		
Upon receipt of a written request for a refund, accompanied by the originally issued permit, may be refunded on condition that: 1. work has not commenced; 2. the permit has not expired; 3. the permit has not been extended.		50% of total permit fee
3. Re-inspection Fee:		
For inspection of partially-completed work, where more than one inspection of the same type is necessary, then the second (and greater) inspection shall be charged at a rate equal to (plus GST):		\$ 122.90
For inspection of fully-completed work, where more than two inspections are necessary due to non-compliance with the provisions of "Construction Regulation Bylaw, 2023, No. 7390", or to correct the violations from previous inspections or a no-show or no access provided, then the third inspection shall be charged at a rate equal to (plus GST):		\$ 122.90
4th re-inspection (plus GST)		\$ 245.80
5th re-inspection (plus GST)		\$ 368.60
6th (and greater) re-inspection (plus GST)		\$ 491.50
4. Change of Contractor or Consultants:		
An issued and valid permit may be transferred to a new applicant or assigned to new consultants upon the payment of (plus GST)		\$ 76.80
5. Interim Occupancy Certificate:		
Residential Occupancies per dwelling unit		\$ 135.20
Residential Occupancies to a maximum (plus GST) per 30 days	maximum	\$ 6,758.40
Other Occupancies - (plus GST) per 30 days		\$ 675.80
6. Electronic Copy Fee:		
All drawings larger than 11" x 17" - per sheet (plus GST)		\$ 4.10
All drawings 11" x 17" or smaller - per sheet (plus GST)		\$ 1.02
7. Strata Conversion Applications:		
Application Fee, and Legal Fee, and Inspection Fee		
Application Fee		\$ 512.00
and Legal Fees		\$ 512.00
and Inspection Fee		
Inspection Fee - Duplex Building		\$ 204.80
Inspection Fee - Multiple unit residential, commercial, industrial or institutional buildings - per unit		\$ 204.80

Inspection Fee - Multiple unit residential, commercial, industrial or institutional buildings - to a maximum	maximum	\$	1,249.28
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8. Alternative Solution Fees:		
Up to two applications under the same cover, each (plus GST)		\$ 553.00
Each subsequent Alternate Solution under the same cover, each (plus GST)		\$ 491.50
9. Plans and Document Revisions:		
Plan revisions are to be charged based on per plan revision as determined by the Building Official (plus GST)		\$ 122.90
A charge shall be applied to any document retrieval and copying for a building permit applicant that is initiated after issuance of the building permit, and shall be charged at a rate per half hour (plus GST)		\$ 61.44
10. Application Extension Fee:		
10% of the original application fee but not less than amount shown, (plus GST) to extend the life of an application beyond its 6 month expiry date for a period not exceeding 6 months	not less than	\$ 122.90
11. Permit Renewal Fee:		
For the first extension not exceeding 6 months, 10% of original permit fee but not less than (plus GST)	not less than	\$ 122.90
The second and subsequent extension shall be charged at 15% of original permit fee but not less than (plus GST)	not less than	\$ 184.30
12. Zoning and Building Compliance Letters:		
Single family or duplex buildings (plus GST)		\$ 112.60
Multiple unit residential (per suite), commercial, industrial or institutional buildings (plus GST)		\$ 215.00
13. Repealed [Bylaw 8477, May 2, 2016]		
14. Temporary Buildings:		
Permit fees will be charged in accordance with Section 2.5 of this schedule. A deposit is required upon application and is refundable only when the building, structure or shelter is removed in it's entirety and the site is left in a safe and sanitary condition.		\$ 768.00
15. Special Inspections:		
Inspections made in response to a request by those having a legal interest in establishing the status of a plumbing, electrical, gas system or building structure (plus GST)		\$ 122.90
16. Overtime Inspection Requests:		
Inspections which are requested outside of normal working hours are subject to the following hourly rate (plus GST):		
Monday-Friday (minimum 1 hour) per hour		\$ 122.90
Saturday-Sunday (minimum 2 hours) per hour		\$ 184.30
17. Occupant Load Calculations:		
For all Licensed beverage establishments (plus GST)		\$ 245.80
18. Plan Retrieval and Copies:		
For a copy of the first page of any drawing (to a max size of 11" x 17") (plus GST)		\$ 36.86
Each subsequent page (to a max size of 11" x 17") (plus GST)		\$ 1.84

19. Waived Fees: [Bylaw 8907, January 31, 2022]		
Permit fees for City-led civic projects on City-owned land may be waived in whole or in part, at the discretion of the Director of Planning and Development.		
2. Building Permit Fees		
1. Building Permit Application Fee:		
An application shall be accompanied by:		
for construction values up to \$200,000: 50% of the fee prescribed and as set out in 2.5 of this schedule but	not less than	\$ 102.40
for construction value from \$200,001 to \$500,000: plus 40% of the fee prescribed and as set out in 2.5 of this schedule	fee and minimum total	\$ 204.80
for construction value more than \$500,001: plus 30% of the fee prescribed and as set out in 2.5 of this schedule	fee and minimum total	\$ 512.00
which said sum shall not be refundable.		
2. Application Extension Fee:		
for an extension not exceeding 6 months, 10% of the original permit fee but not less than (plus GST).	not less than	\$ 122.90
3. Partial Permit Fees:		
Building permit fees for partial permits may be based on the value of the portion of work being permitted, as determined by the building official, plus a partial permit processing fee (plus GST) .	not less than	\$ 122.90
4. Completion Deposit:		
Building permit applications for additions, alterations, renovations, move-on buildings, sign permits and tenant improvements shall be accompanied by a deposit of 2% of the total construction value. The deposit is forfeited if the work is not completed within 2 years.	not less than	\$ 102.40
	not more than	\$ 1,024.00
5. Scale of Building Permit Fees:		
The calculation of building permit values shall be based on the total construction or demolition costs, including materials and labour, as provided by the applicant, subject to approval by the <i>building official</i> .		
If, under Section 7.3.2. of " Construction Regulation Bylaw, 2023, No. 7390 ", it has been determined by the <i>Chief Building Official</i> that a Professional Engineer or Architect is required to Certify that the plans, or specified aspects of the plans submitted with the permit application comply with the current <i>Provincial Building Code</i> and other applicable enactments respecting safety, the fees required for that permit will be reduced by five (5) percent, to a maximum of five hundred dollars (\$500).		
Building permit fees payable for a permit for the construction, demolition, addition, alteration, repair of any building or structure or any part thereof, shall be as follows:		
When the cost does not exceed \$5,000		\$ 122.90
For each additional \$1,000 or part thereof by which the cost exceeds \$5,000 up to a maximum of \$15,000		\$ 15.50
For each additional \$1,000 or part thereof by which the cost exceeds \$15,000 up to a maximum of \$50,000		\$ 13.90

For each additional \$1,000 or part thereof by which the cost exceeds \$50,000 up to a maximum of \$100,000		\$ 12.10
For each additional \$1,000 or part thereof by which the cost exceeds \$100,000		\$ 10.00
6. Residential Inspection Fees:		
Where an application is made for a Building Permit with respect to the construction of a self-contained housing unit or units, there shall be, in addition to any other fees payable, an Inspection Fee for each self-contained unit (plus GST)		\$ 245.80
7. Fire-stopping for Plumbing Re-Pipe Permit Fees:		
Building Inspection fees for the re-inspection of firestopping in re-pipe installations is per dwelling unit with a minimum fee	per dwelling unit	\$ 13.80
	minimum	\$ 184.30
3. Plumbing Permit Fees		
1. Plumbing Fixtures:		
When the number of fixtures does not exceed 4		\$ 122.90
Each plumbing fixture in excess of 4 installed or roughed-in		\$ 27.65
(Plumbing Fixture as defined by the BC Plumbing Code including Drains, Hot Tub, Catch Basin, Junction Box, Manhole, O/G Interceptor, Sump, Neutralizer, Inspection Chamber, Back Flow Preventer, Fire Hydrant, Fire Department Connection, Fire Hose Connection, Fire Hose Station)		
2. Service Pipes:		
Service lines including Sanitary Sewer, Storm Sewer, and Water Services		
For the first 30m (100 feet) or part thereof		\$ 122.90
For each additional 30m (100 feet) or part thereof		\$ 34.22
3. Fire Protection Services:		
Installation or alteration of fire sprinkler systems		
First Sprinkler head		\$ 122.90
Each Additional head		\$ 2.15
4. Installation and Alteration of Piping Only:		
For installation or alteration of plumbing piping where no alteration of fixtures is involved:		
For the first 30m (100 feet)		\$ 122.90
For each additional 30m (100 feet) of pipe, or part thereof		\$ 34.22
4. Gas Permit Fees		
For installation, alteration or replacement of appliances, vents for each appliance, or piping for each appliance:		Fee Payable
Installation or replacement: 1 or 2 appliances		\$ 144.00
Fee per appliance - Next 3 to 10 appliances		\$ 75.00
Fee per appliance - Next 11 to 20 appliances		\$ 44.00
Fee per appliance - Next 21 to 100 appliances		\$ 27.00
For each appliance over 100		\$ 12.00
Installation or alteration of <u>venting</u> or <u>gas piping</u> without appliances		\$ 68.00

5. Electrical Permit Fees		
1. Service Installation, Upgrade or Relocation:		
Fees based upon final rating of each service installation, upgrade or relocation.		Service Install, Upgrade or Relocation
Less than or equal to 125A		\$ 493.00
126A-200A		\$ 804.00
201A-400A		\$ 1,176.00
Greater than 400A		\$ 1,640.00
2. Electrical Installation:		
Fees based upon the value of the proposed electrical installation including all material and labour.		
From \$0 to \$250		\$ 51.00
From \$251 to \$1,000		\$ 115.00
From \$1,001 to \$2,500		\$ 199.00
From \$2,501 to \$5,000		\$ 322.00
From \$5,001 to \$10,000		\$ 495.00
From \$10,001 to \$20,000		\$ 811.00
From \$20,001 to \$35,000		\$ 1,188.00
From \$35,001 to \$50,000		\$ 1,656.00
From \$50,001 to \$100,000		\$ 2,374.00
From \$100,001 to \$200,000		\$ 3,557.00
\$200,001 to \$1,000,000 Fee is based on a fixed fee <i>plus</i> 0.5% of the job value as described		\$ 3,234.00 +0.5% of Job Value
\$1,000,001 and over Fee is based on a fixed fee <i>plus</i> 0.25% of the job value as described		\$ 6,469.00 +0.25% of job value
3. Temporary Power Connections:		
Temporary Power Pole, per year or portion thereof		\$ 122.90
and Temporary Current Permit, per meter per year or portion thereof		\$ 122.90
4. Sign Connection:		
The first sign connection		\$ 122.90
Each subsequent sign connection for the same site where the permit is issued at the same time		\$ 61.40
5. Electrical Permit Fees (Temporary Event Connections):		
Each Permit		\$ 151.60
6. Deleted [Bylaw 8762, February 24, 2020]		
7. Electrical Permit Fees (Annual Permits):		
1,000 H.P. or less		\$ 250.90
Each additional 100 H.P. or fraction thereof		\$ 31.90
Educational facilities per classroom, shop, laboratory, gymnasium, auditorium, or office		\$ 6.76
Maximum annual fee		\$ 2,396.20

6. Compressed Gas Systems and Oil Storage Tanks		
For the installation, replacement, renewal, alteration, removal or repair of any oil or compressed gas system or storage tank:		
1. Commercial or domestic oil burner		\$ 102.40
2. Fuel dispensing nozzle		\$ 102.40
3. Flammable or combustible liquid storage tank:		
Up to 4,546 L		\$ 102.40
Over 4,546 L		\$ 144.40
4. Compressed gas system		\$ 102.40

SUBDIVISION AND DEVELOPMENT CONTROL

Subdivision and Development Control Bylaw, 2010, No. 8014

Landscaping Agreement

2. Landscaping Obligations

Landscaping Agreement item 2.a.

The Owner: shall, upon execution of this Agreement, deposit the Deposit with the City to secure due and proper performance of this Agreement,

together with a non-refundable administration fee to cover the City's administration and processing costs		\$ 51.20
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Fees and Deposits

Preliminary Application Fees

Type of Application

Realignment of Lot Line, per application		\$ 614.40
Creating New Lots, Air Space Subdivision and Bare Land Strata		
Per Application		\$ 1,024.00
For First Lot Created		\$ 102.40
For Each Additional Lot Created		\$ 51.20
Phased Strata Plan		
Per Application		\$ 1,024.00

Fee Calculation Example:

If you were proposing to split a single lot into two, the fees would be: \$1,000 processing fee + \$100 for the first lot created + \$50 for the second lot created = \$1,150.		
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Conditional Approval Extension

The following fee is payable to extend conditional approval of a subdivision application		
Conditional Approval Extension Fee, for each extension		\$ 256.00

Final Subdivision Review

The following fee is payable with each request to perform a final subdivision review and receive Approving Officer signature.		
Plan Examination Fee, for each request		\$ 512.00

Payable Prior to Subdivision Approval or Building Permit Issuance		
Servicing Agreement Administration Fee		
Fee covers City cost only for staff processing of servicing agreement preparation.		\$ 512.00
Servicing Agreement Renewal Administration Fee		
Fee covers City cost only for staff processing of servicing agreement preparation.		\$ 512.00
Construction Process Administration Fee		
A construction process administration fee is payable whenever a servicing or landscaping agreement is required. The Fee shall be calculated in accordance with the following table:		
Estimated Value of Engineering Works		% fee
\$1 to \$100,000		5.63%
\$100,001 to \$250,000		5.12%
\$250,001 to \$500,000		4.61%
\$500,001 to \$1,000,000		4.10%
Over \$1,000,000		3.84%
Minimum Construction Process Administration Fee		\$ 102.40
Water Service Severance/Connection as per "Water Utility Bylaw 6417, 1994, No. 6417", as amended		
Water Service Severance / Connection Fee covers City cost only to sever an existing service and/or install a new service or re-connect an existing service.		
Sewer Service Severance / Connection as per "Sewerage and Drainage Utility Bylaw, 1995, No. 6746", as amended		
Sewer Service Severance / Connection Fee covers City cost only to sever an existing service and/or install an existing service.		
Property Security/Damage Deposit**		
Deposit covers the cost of possible damage to City property which occurs during construction on private property adjacent to City streets. Upon completion of the remedial works, that portion of the deposit not required shall be returned to the Depositor.		
** Where in the opinion of the City Engineer, or the Chief Building Inspector, proposed excavation poses a risk to public property, additional damage deposits may be required, in accordance with Construction Regulation Bylaw No. 7390, 2003, Part 7.3.63 as amended.		
Residential Building Permit application under \$600,000, payable prior to issuance of Building Permit		\$ 1,024.00
Residential Building Permit application \$600,000 or more, per unit		\$ 1,024.00
to a maximum of		\$ 20,480.00
with a minimum of		\$ 2,560.00
Commercial/industrial: per frontage metre of abutting highway		\$ 153.60
minimum, rounded to closest \$100		\$ 5,100.00

Security/Damage Deposit Administration Fee		
Fee covers City cost only for staff processing of deposit management.		\$ 286.70
The developer is responsible for requesting City Staff review the security/damage deposit/bond upon completion of the works and maintenance period. If after 2 years from the date of Certificate of Total Completion or Final Occupancy, the applicant will forfeit the deposit(s)/bond to the City.		
SIGN FEES AND CHARGES		

Sign Bylaw, 1992, No. 6363

Signs Permits		
The following permit fees shall be paid before a sign permit is issued:		
(a) For each sign requiring a permit, where the sign area:		
(i) Does not exceeding an area of 1.86 sq. meters	\$	30.72
(ii) Exceeds an area of 1.86 sq. meters	\$	51.20
(b) Where a sign installation has commenced prior to the issuance of a sign permit required under "Sign Bylaw, 1992, No. 6363" an additional service charge equal to the permit fee shall be paid.		
(c) The fees described above allow for one review of plans or field inspection to the initial sign application. Where additional reviews of structural drawings or field inspections as may be determined by the Building Inspector is required to complete the final approval, an additional fee per inspection equal to the original permit fee will be charged.		
(d) Where a sign application has been approved or refused, no sign application fee shall be refunded but if the application is withdrawn prior to approval or refusal by the City, the Building Inspector shall refund to the applicant 50% of the fee paid.		

BOARD OF VARIANCE

Board of Variance Application Fee Bylaw, 1994, No. 6523

Application Fee		
A person making application to the Board of Variance shall at the time of filing the application, pay to the Corporation of the City of North Vancouver a fee as a prerequisite to the processing of such application.		\$ 430.10
If the application is withdrawn prior to a hearing, a refund of 50% of the fee may be returned to the applicant.		

DIVISION VII: DEVELOPMENT PERMIT GUIDELINES

Zoning Bylaw, 1995, No. 6700 - (6700 2C - Division VII)

Division VII contains "Development Permit Guidelines" which apply to specific Development Permit Areas, as designated through the Official Community Plan.

Fees- Streamside Protection and Enhancement

When submitting a Development Permit Application for Streamside Protection and Enhancement Areas, the following fees are applicable:

Obtain a Development Permit (DP) for Streamside Protection and Enhancement:		
Exemption from DP (alteration or removal of high to extreme risk tree)	\$	25.60
Minor DP (Landscape, Accessory Building or Accessory Structure)	\$	51.20
Full DP (Principal Building in any Zone)	\$	358.40
Full DP with Variance (Variance to Zoning or not meet Guidelines)	\$	1,740.80

CHANGE HOUSE NUMBER

The Street Sign and House Numbering Bylaw, 1908, No. 40

Change of house number	\$	261.10
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SCHEDULE E

PARKS AND RECREATION FEES

PARKS AND GREENWAYS DONATION PROGRAM

Parks Regulation Bylaw, 1996, No. 6611

All donation items come with a powder coated bronze plaque, except for trees which include a commemorative certificate.

	Existing Donation Area	New Donation Area	Renewal (All Sites)
Standard Site Furnishings			
A1 - Tree 2 1/2 inch caliper, species varies with site	N/A	\$ 765.80	N/A
B1 - Urban Parks Bench black powder coated steel, 6 ft. length	\$ 3,815.10	\$ 6,396.90	\$ 3,815.10
B2 - Parks and Greenways Bench green powder coated steel, 6 ft. length	\$ 3,690.90	\$ 6,261.90	\$ 3,690.90
Custom Site Furnishings - Limited Quantities in Select Areas			
B5 - Victoria Park Bench black powder coated steel 6 ft. length	\$ 3,185.40	N/A	\$ 3,185.40
B8 - Civic Plaza Wood Bench	\$ 3,690.90	N/A	\$ 3,690.90
Plaque Replacement			
Plaque			\$ 480.00

EVENT FEES

Parks Regulation Bylaw, 1996, No. 6611

Events organized by community groups and private events		
Event Type		Fee
Community Event (General public)	per hour	\$ 12.00
Community Event (Children and Seniors, North Vancouver School District)	per hour	\$ 6.00
Weddings, picnics, birthday parties	per hour (market rate)	\$ 24.10
Events organized by commercial or for profit organizations		
Event Size	Number of participants	Park booking fee
Small commercial event	1-250	\$ 256.00
Medium commercial event	251-500	\$ 512.00
Large commercial event	501-1000	\$ 1,024.00
<ul style="list-style-type: none"> • Events organized by community and commercial groups are required to pay a refundable damage deposit. Refundable damage deposits range between \$100-\$500 dependent upon event size, history, and nature of the event. Amount required for deposit will be specified by the Community Events Programmer during the approval process. 		
<ul style="list-style-type: none"> • The Community Events Programmer will return the damage deposit refund to the event organizer upon the completion of the event and the City inspection of the event site. If after 2 years from the date of the event, and or site inspection, the refund of the deposit is undeliverable to the organizer, the funds will default to the City. 		
<ul style="list-style-type: none"> • Weddings, picnics, and birthday parties are not required to pay a damage deposit. 		
<ul style="list-style-type: none"> • Extra fees to cover additional services by City staff will be charged where appropriate. 		
<ul style="list-style-type: none"> • For more complex commercial events that require more administrative time there is a higher fee structure. Contact the Community Events Programmer for further details. 		

WHARF MOORAGE FEES

Wharf Regulation Bylaw, 2005, No. 7665 (St. Roch Dock, Burrard Dry Dock and Goldsworthy Pier)

1. (a) Moorage fees for the St. Roch Dock		per hour maximum 3 hours	\$ 4.10
2. Moorage Agreement Fees for the Goldsworthy Pier, Burrard Dry Dock Pier, and the St. Roch Dock are as follows:			
(a) Vessel or Watercraft Length and Applicable Moorage Agreement Rates			
Up to 39ft (11.9m)		per foot per day*	\$ 1.84
40ft (12.5m) to 79ft (24m)		per foot per day*	\$ 1.95
80ft (24.4m) to 149ft (45.4m)		per foot per day*	\$ 2.30
150ft (45.7m) to 199ft (60.6m)		per foot per day*	\$ 3.33
200ft (60.9m) or greater		per foot per day*	\$ 4.61
* Day = 24 hour period or portion thereof			
(b) No Moorage is permitted on Burrard Dry Dock Pier without written authorization in the form of a Moorage Agreement signed by the Wharf Manager;			
(c) Notwithstanding (a), a Moorage Agreement is required for Moorage in excess of 3 hours at St. Roch Dock and Goldsworthy Pier;			
(d) Fees are waived for a Vessel that is not of a commercial type or design and belongs to Her Majesty in the right of Canada or to a foreign government that is not engaged in commercial activity;			
(e) For commercial vessel overnight layovers, fees will be calculated hourly for repeated overnight Moorages if the individual Moorages are of five (5) or more individual nonconsecutive nights, calculated based on vessel arrival time, if the booking is made more than two weeks in advance of the initial overnight layover date;			
(f) For non-working commercial Vessels during the shoulder season (beginning of November to end of March, excluding the Easter weekend) , the minimum charge will be:			
per vessel without potable water available		daily	\$ 665.60
per vessel with potable water supply		daily	\$ 819.20
(g) For the docks and piers to be used as film location(s), the Filming Fees in Schedule "C" of "Fees and Charges Bylaw 2024, No. 9000" apply;			
(h) For the booking of the Burrard Dry Dock Pier and/or St. Roch Dock for events, then the applicable fees are those contained in The Shipyards Events Policy (2018); and			
(i) The Wharf Manager may adjust or waive fees for Vessels of significant public interest, and reserves the right, to determine for the purposes of moorage fees, the length of any Vessel.			

3. Emergency Vessel Moorage Fees

(a) Emergency Service Vessels, while actively performing emergency services or engaged in training exercises, shall not be subject to the Moorage fees listed at this Schedule E.

SCHEDULE F
LICENSING FEES

ANIMAL CONTROL

Dog Tax and Regulation Bylaw, 2010, No. 8113

Annual Licence Fees	
For every Dog	\$ 30.72
For a dog deemed to be vicious	\$ 204.80
For assistance dog, upon application - no charge	\$ -
Replacement licence of valid dog licence from another municipality including City of Vancouver Shall not apply to a Dog declared vicious or dangerous in another municipality and the full Licence amount shall apply to such Dog	\$ 5.12
On or after September 1st in current year, dog reached licence age of four (4) months, or was brought into the City of North Vancouver from outside the Province of British Columbia.	fee at 50%
Duplicate license tag	\$ 5.12
Kennel License Fees	
Application for Kennel licence	\$ 61.44
Pound Fees (excluding vicious dog)	
For a licensed dog; first time impounded in a licensing year	\$ 30.72
For a licensed dog; second time impounded in a licensing year	\$ 61.44
For a licensed dog; third time impounded in a licensing year	\$ 102.40
For an unlicensed dog	\$ 153.60
Maintenance cost per day or part thereof, after the first day, for the period a dog is impounded	\$ 10.24
Pound Fees (vicious dog)	
Vicious dog; first time impounded in a licensing year	\$ 204.80
Vicious dog; second time impounded in a licensing year	\$ 512.00
Vicious dog; third and subsequent impoundments in a licensing year	\$ 1,024.00
Maintenance cost per day or part thereof, after the first day, for the period a vicious dog is impounded	\$ 30.72

BUSINESS LICENCES

Business Licence Bylaw, 2018, No. 8640

Business Licences - Fees by Business Code

Business Code	Business Classification	Fee or Fee Table
3254	Cannabis-Licensed Medical Production	\$ 3,779.60
3398	Food Manufacturer	\$ 196.60
3399	Manufacturer	IA
4189	Wholesaler	IA
4411	Auto Dealer	IA, IB
4451	Grocery Store	IE
4452	Other Food Retailer	\$ 196.60
4453	Wine/Liquor Store	\$ 393.20
4461	Health and Personal Care Store	\$ 196.60
4462	Pharmacies	\$ 262.10
4471	Gas Station	\$ 262.10
4533	Second Hand Dealer	\$ 262.10
4539	Charitable Sales	\$ 5.00
4546	Peddler	\$ 262.10
4841	Transportation and Support	\$ 196.60
4860	Port Industries	\$ 2,544.60
4931	Warehousing	IB, ID
5120	Movie Theatre	\$ 2,544.60
5191	Photography, Film, TV, etc.	\$ 262.10
5211	Financial Inst. (Bank, Credit Union)	\$ 1,056.80

5121	Adult Movie Theatre	\$ 2,544.60
5222	Pawn Broker	\$ 629.80
5269	Financial Services	\$ 196.60
5312	Real Estate Service	\$ 196.60
5411	Legal Service	\$ 196.60
5413	Architectural and Engineering Service	\$ 196.60
5414	Design Service	\$ 196.60
5611	General and Administrative Support	\$ 196.60
6111	Private Primary/sec. School	\$ 262.10
6211	Medical Office	\$ 196.60
6212	Dentist/Orthodontic office	\$ 196.60
6213	Other Health Office	\$ 196.60
6244	Child Care Facility	\$ 5.00
6245	Group Child Care	\$ 5.00
7131	Amusement Park	\$ 2,544.60
7211	Hotel (excl. leased operations and paid parking areas)	\$ 2,544.60
7212	RV Park and Recreation Camp	\$ 196.60
7223	Food Trucks	\$ 256.00
7226	Licensed (liquor) Restaurant	\$ 196.60
7227	Restaurant Unlicensed	\$ 196.60
7228	Limited Service Restaurant Licensed (liquor)	\$ 196.60
7229	Limited Service Restaurant Unlicensed	\$ 196.60
9115	Inter-Municipal	\$ 60.00

531113	Residential Rental – Long Term	\$ 75.00
	per dwelling unit (up to 5)	
	per each subsequent dwelling unit	\$ 25.00
531111	Residential Rental – Short Term	\$ 550.00
721198	Accessory Boarding – Long Term	\$ 122.00
72131	Accessory Boarding – Short Term	\$ 250.00

Business Licences - Fees Tables

TABLE I - AREAS

A.	For areas of sales, service, display and storage space, contained within the building, from:	Per Annum
	0 to 500 sq. me. the sum of	\$ 131.10
	501 to 1,000 sq. me. the sum of	\$ 262.10
	1,001 to 3,000 sq. me. the sum of	\$ 393.20
	3,001 to 5,000 sq. me. the sum of	\$ 512.00
	For each additional 90 sq. me. of sales, service, display and storage space or any portion thereof contained within the building in excess of 5001 sq. me. the sum of	\$ 47.10
	To a maximum of	\$ 2,544.60
	And for outside ground storage area adjacent to the building, as determined by Table IB	
B.	Storage Areas (Open)	Per Annum
	0 to 200 sq. me. of ground space	\$ 43.00
	201 to 500 sq. me. of ground space	\$ 90.10
	501 to 1,500 sq. me. of ground space	\$ 160.80
	1,501 to 1,800 sq. me. of ground space	\$ 321.50
	1,801 to 5,000 sq. me. of ground space	\$ 748.50
	5,001 to 10,000 sq. me. of ground space	\$ 1,128.40
	10,001 to 15,000 sq. me. of ground space	\$ 2,268.20
	15,000+	\$ 2,544.60
C.	Commercial Rental	Per Annum
	For 0 to 93 sq. me. of floor space	\$ 29.70
	and for each additional 93. sq. me. of floor space or any portion thereof	\$ 29.70
D.	General Warehousing & Storage, Other Warehousing & Storage, and Self-Storage Mini-Warehouses	Per Annum
	For each 100 sq. me. of floor space contained within the building, the sum of	\$ 59.40

E.	Department Stores, Supermarkets & Other Grocery Stores, Hardware Stores, and General-Line Building Supplies Wholesaler-Distributor	Per Annum
	For areas of sales, service, display and storage space, contained within the building, from:	
	0 to 500 sq. me. the sum of	\$ 505.90
	501 to 950 sq. me. the sum of	\$ 862.20
	951 to 1,400 sq. me. the sum of	\$ 1,738.80
	For areas in excess of 1400 sq. me. of floor space, the sum of	\$ 2,544.60
	And for outside ground storage area adjacent to the building, as determined by Table IB	
TABLE II - UNITS		
A.	Vending Machine Operators	Per Annum
	For each machine	\$ 90.10
B.	Marinas	Per Annum
	with not more than 50 leased spaces	\$ 113.70
	with 51 to 100 leased spaces	\$ 170.00
	with 101 to 200 leased spaces	\$ 274.40
	with 201 to 300 leased spaces	\$ 379.90
	with 301 to 400 leased spaces	\$ 504.80
	with 401 to 500 leased spaces	\$ 594.90
	with 501 to 600 leased spaces	\$ 702.50
	with 601 to 700 leased spaces	\$ 805.90
	with 701 to 800 leased spaces	\$ 910.30
	with 801 to 900 leased spaces	\$ 1,016.80
	with 901 to 1,000 leased spaces	\$ 1,078.30
C.	Vehicles for Hire	Per Annum
	for each unit	\$ 113.70

D.	Arcades	Per Annum
	Classification 1 - arcade with 3 machines	\$ 449.50
	Classification 2 - arcade with 4 machines	\$ 555.00
	Classification 3 - arcade with 5 machines	\$ 659.50
	Classification 4 - arcade with 6 machines	\$ 763.90
	Classification 5 - arcade with 7 machines	\$ 869.40
	Classification 6 - arcade with 8 machines	\$ 974.80
	Each additional machine located on site exceeding eight (8) shall constitute a change in classification with a corresponding change in numerical designation and the fee shall increase on an increment basis per machine (maximum below).	\$ 103.40
	Each additional machine located on site exceeding eight (8) to a maximum annual fee.	\$ 1,718.30
	Where a device accommodates more than one (1) game or function each game or function shall be regarded as a separate unit and licensed accordingly under the unit designations or classifications as enumerated in this section.	

TABLE III - UNITS

A.	Business uses	Units	Per Annum
	Accessory Dormitory Use	for each room	\$ 10.75
	Amusement Machines	two (2) or less	\$ 354.30
	Commercial Parking Lot	for each space	\$ 19.46
	Bed & Breakfast	for each room	\$ 19.46
	Billiard/Pool Hall	for each table	\$ 43.01
	Bowling Alley	for each alley	\$ 43.01
	Coin-operated Laundries and Dry Cleaners	for each machine	\$ 14.85
	Curling Rink	for each sheet	\$ 39.42
	Mobile Canteen	for each unit	\$ 169.98
	Automated Teller Machines	for each machine	\$ 444.42
	Mobile Carts	for each unit	\$ 125.95
	Post Box Rental Agency	for each box	\$ 2.05
	Mobile Carts - On-Street	for each unit	\$ 169.98
	Free Publication Boxes	for each box	\$ 86.02

B.	Itinerants	Per Day
	Bingo Operations, Games of Chance	\$ 147.50
	Carnivals	\$ 147.50
	Circuses	\$ 147.50
	Dog & Cat Shows	\$ 147.50
	Exhibitions	\$ 147.50
	Performing Arts Promoters (Presenters) without Facilities	\$ 147.50
	Sports Presenters and Other Presenters without Facilities	\$ 147.50
	Theatrical Shows (when held in other than a duly licensed theatre)	\$ 147.50
	Other forms of itinerant shows, entertainment, amusement or exhibition not hereinbefore enumerated	\$ 147.50
	Soliciting for charity	\$ 5.00
TABLE IV - ENTERTAINMENT, SOCIAL AND RECREATIONAL FACILITIES		
A.	Liquor Primary – Pubs	Per Annum
	For the first 10 seats	\$ 345.10
	For each additional 10 seats or any portion thereof	\$ 39.90
	To a maximum of	\$ 1,536.00
B.	Body Rub Parlour	Per Annum
	Body Rub Parlour	\$ 3,779.60
TABLE V - LIQUOR LICENSING		Per Annum
A.	Non- refundable Liquor Primary application fee	\$ 512.00
B.	Permanent change to existing Liquor Primary Licence	\$ 256.00
C.	Temporary change to existing Liquor Primary Licence where local government input required	\$ 256.00
D.	New Food Primary Licence application fee when local government input is required	\$ 512.00

TABLE VI - CANNABIS SALES		Per Annum
A.	Non-refundable application fee	\$ 5,120.00
B.	Business licence processing fee	\$ 1,536.00
C.	Annual licence fee	\$ 3,779.60
D.	Permanent change to Cannabis licence	\$ 1,536.00
TABLE VII - BUSINESS LICENCE FEE INCREASE EXEMPTIONS		
A.	Future business licence fee increases will not apply to Child Care, Charitable Sales or Registered Society uses.	
TABLE VIII - CRIME FREE MULTI-HOUSING		
A.	The Business Licence annual fee is to be reduced by 10% for those properties participating as active members of the Crime Free Multi-Housing Program, as long as they are current participants in the Program.	
TABLE IX – ALL OTHER BUSINESS FEES		Per Annum
A.	Home based businesses	\$ 124.90
B.	Non-resident business	\$ 262.10
C.	Registered Society	\$ 5.00
D.	All other businesses not specified	\$ 131.10
TABLE X - ADMINISTRATION		
A.	Non-refundable application fee (for new licences for businesses without specific application fees). Child Care and Registered Societies exempt.	\$ 51.20
B.	Any changes to a business licence (ownership, transfer of a valid and current Business Licence from one location to another, business name change etc.)	\$ 51.20

TREE BYLAW FEES

Tree Bylaw, 2022, 8888

Permit Fees

Application Base Fee	per application	\$ 179.20
Tree Removal Fee	per tree removed	\$ 76.80
Inspection Fee	per site visit	\$ 133.10
Replacement Tree Security	per tree replaced	\$ 998.40
Tree Replacement Cash-in-Lieu	per tree removed	\$ 768.00
Ecological Compensation	per tree removed	\$ 1,536.00

SCHEDULE G

CEMETERY FEES

North Vancouver Cemetery Bylaw, 2011, No. 8109

All fees shall be paid at the time of application and are subject to applicable taxes.

In-Ground Interments Resident Fees	Lot	+ Care Fund	= Right of Interment	Preparation / Placement	Liner	Total
Adult Casket - Single Depth	\$3,799	\$2,109	\$5,908	\$1,802	\$1,004	\$8,714
Adult Casket - Single Depth Crypt	\$4,905	\$2,109	\$7,014	\$1,802		\$8,816
Adult Casket - Double Depth Crypt - 1st Casket at Lower Level	\$6,543	\$2,642	\$9,185	\$1,802		\$10,987
Adult Casket - Double Depth Crypt - 2nd Casket at Upper Level		\$850		\$1,802		\$2,652
Infant/Child Casket (2-12 years)	\$1,106	\$1,055	\$2,161	\$911		\$3,072
Infant/Child Casket (0-2 years)						\$0
Cremation Lot - 1st Interment	\$2,109	\$1,004	\$3,113	\$379		\$3,492
Cremated Remains in Occupied Lot		\$532		\$379		\$911
Columbarium Niche Resident Fees	Lot	+ Care Fund	= Right of Interment	Preparation / Placement		Total
Niche with 1st Interment (top 2 rows)	\$2,324	\$1,055	\$3,379	\$266		\$3,645
Niche with 1st Interment (mid 2 rows)	\$1,690	\$1,055	\$2,745	\$266		\$3,011
Niche with 1st Interment (bottom row)	\$1,167	\$1,055	\$2,222	\$266		\$2,488
2nd Interment in niche		\$215		\$266		\$481

In-Ground Interments Non-Resident Fees	Lot	+ Care Fund	= Right of Interment	Preparation / Placement	Liner	Total
Adult Casket - Single Depth	\$7,076	\$4,434	\$11,510	\$1,802	\$1,004	\$14,316
Adult Casket - Single Depth Crypt	\$8,499	\$4,219	\$12,718	\$1,802		\$14,520
Adult Casket - Double Depth Crypt - 1st Casket at Lower Level	\$14,029	\$5,274	\$19,303	\$1,802		\$21,105
Adult Casket - Double Depth Crypt - 2nd Casket at Upper Level		\$850	\$850	\$1,802		\$2,652
Infant/Child Casket (0-12 years)	\$2,693	\$2,109	\$4,802	\$952		\$5,754
Cremation Lot with 1st Interment	\$3,953	\$1,905	\$5,858	\$379		\$6,237
Cremated Remains in Occupied Lot		\$532		\$379		\$911
Columbarium Niche Non-Resident Fees	Lot	+ Care Fund	= Right of Interment	Preparation / Placement		Total
Niche with 1st Interment (top 2 rows)	\$3,021	\$1,372	\$4,393	\$266		\$4,659
Niche with 1st Interment (mid 2 rows)	\$2,202	\$1,372	\$3,574	\$266		\$3,840
Niche with 1st Interment (bottom row)	\$1,516	\$1,372	\$2,888	\$266		\$3,154
2nd Interment in niche		\$215		\$266		\$481
Memorial Fees		Care Fund	Permit			Total
Memorial Permit		\$113	\$133			\$246
Memorial Resetting			\$133			\$133
Memorial Tablet Levelling			\$164			\$164
City Concrete Foundation			\$1,270			\$1,270
Lot Adornment Fees						Total
In-ground Vase (includes installation)						\$102

Disinterment & Exhumation Fees	Total
Adult Casket - Single depth	\$2,222
Adult Casket - Single depth Crypt	\$2,222
Adult Casket - Double depth Crypt: Casket - Upper Level	\$2,222
Adult Casket - Double depth Crypt: Casket - Lower Level	\$2,744
Adult Casket - Double depth Crypt: Casket - Both Caskets (at the same time)	\$4,966
Infant/Child Casket (0 - 12 years)	\$1,270
Cremated Remains (in-ground)	\$481
Cremated Remains (in-ground) with re-interment	\$686
Cremated Remains (niche)	\$236
Additional Fees	Total
After Hours Surcharge for Adult Casket Burial	\$1,690
After Hours Surcharge for Infant/Child Casket Burial	\$553
After Hours Surcharge for In-ground Cremation Interment	\$317
After Hours Surcharge for Niche Interment	\$215
Cremation Urn Vault - Single	\$113
Administration Fee	\$92
Lot Surrender Refund for Lots Purchased on or before June 18, 2006	Total
See 'Cancellation of Right of Interment' for complete details.	
Adult Single Depth Lot	\$1,191
Adult Double Depth Lot	\$1,889
Infant/Child Lot	\$623
Cremation Lot	\$415
Niche in Upper Two Rows	\$1,229
Niche in Lower Two Rows	\$906

SCHEDULE H

STREETS AND PLAZAS FEES

Street and Traffic Bylaw, 1991, No. 6234

s.510 Special Parking Privileges, .2 Resident Exempt Zone, (b)

a shared vehicle organization which applies for an exemption and pays annual application fee, per shared vehicle in the shared vehicle organizations' fleet of shared vehicles.	annual fee, per vehicle	\$ 25.60
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Fees

Permit Type	Authority to Issue*	Processing Fee	Occupancy Fee
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**Authority to Issue sections noted are within "Streets and Traffic Bylaw, 1991, No. 6234"*

Temporary Building Zone	s.404.2	\$ 81.90	per day per 10 m ² of street property, plus GST	\$ 3.12
			but not less than, plus GST	\$ 102.40
Temporary Street Occupancy	s.404.2	\$ 81.90	per day per 10 m ² of street property, plus GST	\$ 3.12
			but not less than, plus GST	\$ 102.40
Temporary Street Closure	s.404.2	\$ 81.90	N/A	
Block Party*	s.408.5	\$ 25.60	N/A	

** Street parties organized by the North Vancouver Block Watch Program are exempt from the processing fee.*

Parade/Procession	s.701	\$ 102.40	N/A
Container onStreet Allowance	s.813.2	\$ 61.40	N/A
Extraordinary Traffic - Permit to move over height, over width and overweight loads	s.905	\$ 81.90	N/A

Congestion and Curbside Management (Transportation Network Services) – vehicles other than Zero-emission Vehicles and Accessible Passenger Directed Vehicles	s.520.3	N/A	per pick up and drop off Monday to Friday, 7 AM to 9 AM and 2 PM to 6 PM	\$ 0.10
Congestion and Curbside Management (Transportation Network Services – Zero-emission Vehicles)	s.520.3	N/A	per pick up and drop off Monday to Friday, 7 AM to 9 AM and 2 PM to 6 PM	\$ 0.05
E-Bike Share Permit – Permit for Shared E-Bikes (Total fleet deployed)	s.822.3	\$ 256.00	plus GST per E-Bike deployed [Bylaw 8815, February 8, 2021]	\$ 40.96
E-Bike Share Permit – Security for Performance	s.822.4	N/A		\$ 10,240.00

City-owned Electric Vehicle Charging Station User Fees				
Public Level 2 Charging Station				
Fees apply 6am to 10pm			per hour	\$ 2.00
			minimum, per minute	\$ 0.0333
or, at load-sharing (limited power) stations or stations that are subject to pay parking fees				
Fees apply 6am to 10pm			per hour	\$ 1.00
			minimum, per minute	\$ 0.0166
Public Level 3 (Fast) Charging Station				
Fees apply 24 hours a day			per hour	\$ 16.00
			minimum, per minute	\$ 0.2666

SCHEDULE I

WATER UTILITY SERVICES FEES

Water Utility Bylaw, 1994, No. 6417

2025 CONNECTIONS AND SEVERANCE RATES

1. WATER SERVICE CONNECTIONS	
Size	Fee
Standard 19 mm	\$ 9,830.40
> 19 mm	at cost with a minimum charge equal to the standard fee.

2. WATER SERVICE SEVERANCE	
Size	Fee
For Standard 19 mm Replacement	\$ 1,321.00
> 19 mm service replacement	at cost with a minimum charge equal to the standard fee.

3. WATER CONNECTION REUSE	\$ 2,754.60
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4. TURN ON/OFF	\$ 53.25
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5. INSTALLATION AND REMOVAL OF TEMPORARY METER	flat fee \$ 440.30
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A 50% rebate is available for standard 19mm water service replacements that are installed less than 2 years in advance of a City initiated programmed replacement of water services within the block.

2025 WATER USE RATES

1. WATER RATES

1.1 Water For Temporary Service during construction		Fee
Building Size (Total Floor Area)		
46 sq. m to 460 sq. m	\$	199.00
Over 460 sq. m but not exceeding 4,600 sq. m	\$	392.00
Over 4,600 sq. m but not exceeding 23,000 sq. m	\$	650.00
Over 23,000 sq. m	\$	1,035.00
1.2 Flat Rates (un-metered premises)		Per year
Single Unit Dwelling	\$	663.00
Duplexes (including infills) per unit	\$	556.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses) for each dwelling	\$	390.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls per fixture	\$	150.00
Water Cooling Units	\$	1,029.00
Schools per Classroom	\$	475.00
Minimum charge for any service	\$	663.00

2. METERED WATER RATES

2.1 For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:		Per cubic metre
January 1 to May 31	\$	1.6493
June 1 to September 30	\$	2.0616
October 1 to December 31	\$	1.6493
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed		min charge

2.2 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

3. MISCELLANEOUS CHARGES

Testing a Meter as Provided in Section 703		Fee
Water Utility Bylaw, 1994, No. 6417		
For meters 50 mm and smaller	\$	384.00
For meters over 50 mm	\$	549.00

4. DATE OF PAYMENT AND PENALTIES

4.1 For Flat Rate (un-metered premises)

Rates set out above shall be due on the last business day in February each year.		
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty	5%
and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty	+ 5%

4.2 For Metered Premises

A penalty of five percent (5%) shall be added to rates which are not paid on or before the due date as indicated on metered account bills.	penalty	5%
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Lawn Watering		
Lawn Watering Permit - Single Family / Duplex		\$ 30.70
Lawn Watering Permit - Multi-Family		\$ 76.80
Lawn Watering Permit - Commercial / Industrial		\$ 153.60
Lawn Watering Permit - Lawn with Clover		No fee

SCHEDULE J

SEWER AND DRAINAGE UTILITY SERVICES FEES

Sewerage and Drainage Utility Bylaw, 1995, No. 6746

2025 CONNECTIONS AND SEVERANCE FEES

1. SANITARY CONNECTION	
Size	Fee
Standard 100 mm Replacement or Relining	\$ 8,806.00
> 100 mm	at cost with a minimum charge equal to the standard fee
Inspection Chamber	\$ 2,744.00
Private Sewer Connection Inspection and Certification Deposit	\$ 2,744.00
Sanitary Severance	\$ 1,321.00

2. STORM CONNECTION	
Size	Fee
Standard 150 mm Replacement or Relining	\$ 7,066.00
> 150 mm	at cost with a minimum charge equal to the standard fee
Inspection Chamber	\$ 2,744.00
Storm Sewer Extension and Connection for Single Unit Developments exceeding \$150,000 and excluding subdivision	per linear metre based on the total width of the lot serviced \$ 1,372.00
Storm Severance	\$ 1,321.00
Off-Site Stormwater Management Facility Fees	per sq. m of premises lot area or at cost to provide works on public property \$ 34.82

Storm Collection System Ditch Culvert	per linear metre based on Construction the length of the culvert pipe	\$ 276.48
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2024 SEWER AND DRAINAGE RATES

The following rates shall apply to all real property used for one or more of the following purposes and from which there is a connection to the sewer systems of the City:

2025 Rates per year

1. SANITARY SEWER

1.1 Annual Sewer Parcel Tax	\$ -
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1.2 Flat Rates (un-metered premises)

Single Unit Dwelling	\$ 778.00
Duplexes (including infills) per unit	\$ 720.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses)	for each dwelling \$ 485.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls	per fixture \$ 190.00
Minimum charge for any service is	\$ 778.00
Rate surcharge for combined connections	\$ 778.00

1.3 Metered Rates

For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:

Per cubic metre	\$ 3.1600
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed.	
Rate surcharge for combined connections	per cubic metre \$ 3.1600

1.4 GVS & DD Special Industrial User Charge

Where the owner or occupier of a parcel of real property is a special industrial user, that owner or occupier shall pay to the municipality for the use of the sewerage system the greater of:

- A. the charges payable under this Schedule, 2024 Sewer and Drainage Rates, Section 1, Subsections 1, 2 and 3; or
- B. the GVS & DD special industrial user charge as determined by the GVS & DD for that owner or occupier, prorated if necessary for monthly or quarterly billings.

1.5 Charges for Contaminated Groundwater Discharges to Sanitary Sewer

Ground Water Discharges	per m ³ \$ 0.38
or as determined by the GVS & DD.	

1.6 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

1.7 Sewer Use Charges

Users having a metered water service, who return less than 40% of water purchased to the sanitary sewer system, may make application to the Director of Finance for a Flat Rate Sewer charge based on their number of plumbing fixtures discharging into the sewer outlet of the premises, together with a charge of \$400 per million dollars of taxable assessment.

Applications for flat rate sewer charges must be received prior to December 1 of the year of application, and must include a full description of water usage and the total number of fixtures on the property, as described in this Schedule, 2024 Sewer and Drainage Rates.

The Director of Finance will examine each application and the supporting documentation and may visit the site to ensure that the conditions described are representative of a complete year’s usage and that the total number of fixtures is accurate.

The Director of Finance will either reject the application providing reasons, or approve a Flat Rate charge. This charge, if approved, will be billed annually.

Any user rate so adjusted will be subject to periodic review by the Director of Finance and may, at any time, be returned to a user rate based on metered water consumption and the applicant so notified.

In no case shall the annual charge for a sewer-user having a metered water connection be less than the rate for a Single Unit Dwelling

1.8 Date of Payment, Penalties and Surcharge Fees

A. For Flat Rate (un-metered premises)		
Rates set out above shall be due on the last business day in February each year.		
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty	5%
and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty	+ 5%
A 100% surcharge fee will be applied to any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge	100%
B. For Metered Premises		
A penalty of 5% shall be added to rates that are not paid on or before the due date as indicated on metered account bills.	penalty	5%
A 100% surcharge fee will be applied to the unit rate for any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge	100%

2. STORM DRAINAGE

The Storm Drainage Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:

- Residential
- Utility
- Major Industry
- Light Industry
- Business
- Recreation/non-profit

and is included on the Property Tax Notice payable annually in July of each year as set by Council.

2.2 Storm Drainage Charges

2.1 A user, who is aggrieved by the application of this Schedule, 2024 Sewer and Drainage Rates, Section 2, Subsection 1 to a specific parcel, may make application to the City Engineer, in writing, stating the basis for the complaint. The City Engineer will respond, in writing, to the applicant's concern outlining any appropriate adjustment that may be authorized.

2.3 Penalty

5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,

penalty	5%
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and a further 5% penalty will be added to the balance owed if unpaid by the first working day of September.

penalty	+ 5%
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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9087

A Bylaw to Amend “The Street Sign and House Numbering Bylaw, 1908, No. 40”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as **“The Street Sign and House Numbering Bylaw, 1908, No. 40, Amendment Bylaw, 2025, No. 9087” (Fees and Charges)**.
2. “The Street Sign and House Numbering Bylaw, 1908, No. 40” is amended as follows:
 - A. In Section (17)., in the third paragraph, by deleting the words “Schedule A” and replacing it with the following:
 - (1) “Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000”.
 - B. In Section (17)., in the fifth paragraph, by deleting the words “Schedule A” and replacing it with the following:
 - (1) “Fees and Charges Bylaw, 2024, No. 9000”.
 - C. By deleting Schedule “A” in its entirety.

READ a first time on the 10th day of March, 2025.

READ a second time on the 10th day of March, 2025.

READ a third time on the 10th day of March, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9092

A Bylaw to amend “Parks Regulation Bylaw, 1996, No. 6611”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as **“Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2025, No. 9092” (Parks and Greenways Donation Program)**.
2. “Parks Regulation Bylaw, 1996, No. 6611” is amended as follows:
 - A. In Part 3 – Interpretation:
 - (1) By replacing “Manager, Parks and Environment” with “Manager, Parks and Natural Spaces” wherever it appears in the bylaw.
 - B. In Part 8 – Applications for Commemorative Benches, Commemorative Tree(s) Use of Playing Fields, Park Events and Moorage at Waterfront Park:
 - (1) By deleting section 803 in its entirety and replacing it with the following:

803 Parks Events
Applications to hold a park event shall be directed to the Community Events Programmer in accordance with Event Fees set out in Schedule E of the “Fees and Charges Bylaw, 2024, No. 9000”.
 - C. In Part 14 – Schedule D, section 1401 Parks and Greenways Donation Program:
 - (1) By deleting 1.2. in its entirety and replacing it with the following:

1.2. Donation Items consist of site furnishings and trees as set out in Schedule E of the “Fees and Charges Bylaw, 2024, No. 9000”, as well as an associated commemorative plaque (if applicable).
 - (2) By deleting 3.5. in its entirety and replacing it with the following:

- 3.5. The cost of the renewal term will be outlined in Schedule E of the “Fees and Charges Bylaw, 2024, No. 9000” at the future renewal date.

READ a first time on the 10th day of March, 2025.

READ a second time on the 10th day of March, 2025.

READ a third time on the 10th day of March, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

CORPORATE OFFICER



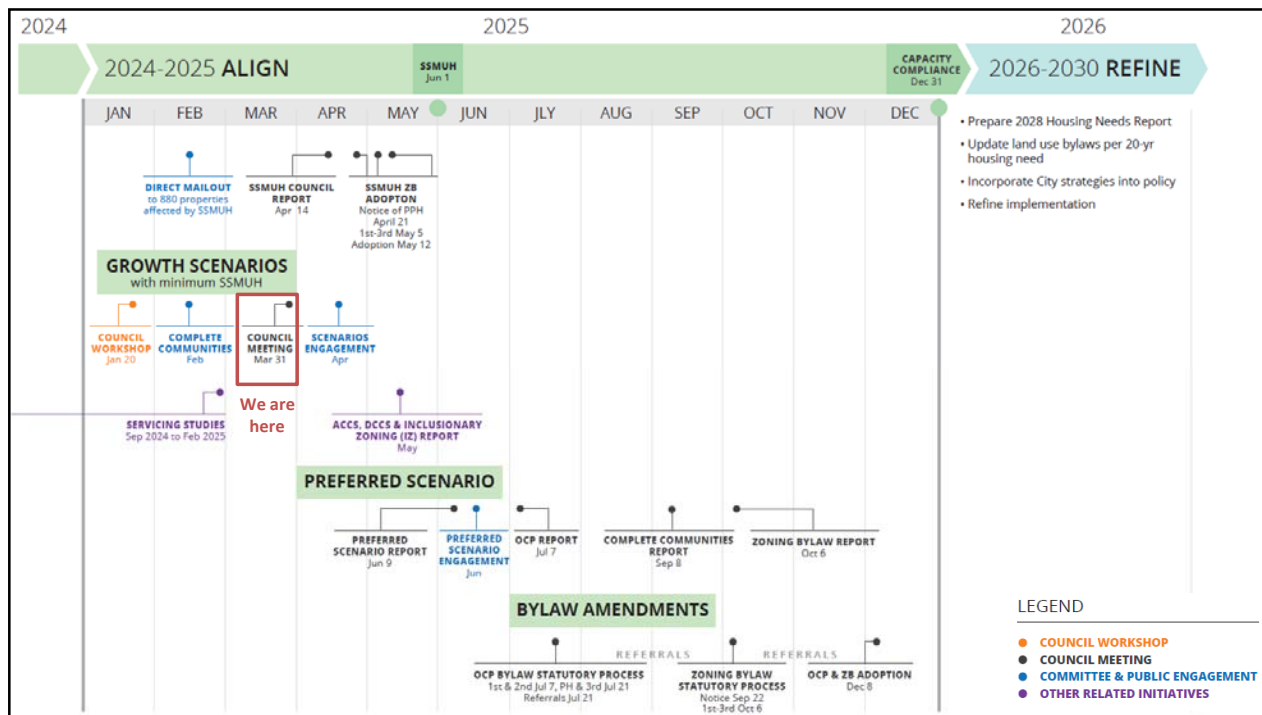
Provincial Legislation Alignment Residential Growth Capacity

Presented March 2025
Planning & Development



Agenda

- Context
- Residential Land Capacity Analysis
- Next Steps



CONTEXT

Provincial Legislation has changed



Accommodate 20-year housing needs in bylaws



Transit-Oriented Area



Small-Scale Multi-Unit Housing



New development financing rules

Provincial Legislation has changed



Accommodate 20-year housing needs in bylaws:

- OCP capacity now determined by units not population
- Zoning Bylaw needs to include 20-year housing need
- “HNR Method” prescribed by legislation
- 20 year time horizon
- Need to demonstrate capacity for 50,322 units in bylaws

RESIDENTIAL LAND CAPACITY ANALYSIS FINDINGS

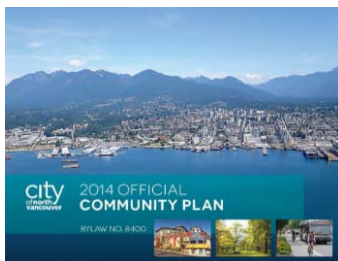
City's Long-Standing Commitment to Housing

CNV has a long history of delivering a regionally-significant amount of housing.

The findings of the Residential Land Capacity Analysis reflect this.

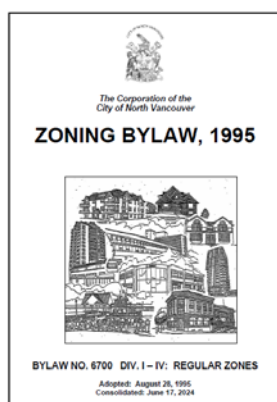


Official Community Plan (OCP)



- Urban Systems determined our OCP has gross capacity of **71,408 units**.
- This **exceeds the 20-year housing need (50,322 units)** by 21,086 units.

Zoning Bylaw



- Urban Systems determined Zoning has gross capacity of **43,766 units**.
- This is **less than 20-year housing need (50,322 units)** by 5,605 units.

From Policy to Construction

- Provincial legislation requires that 20-year housing need be incorporated into bylaws.
- Actual build-out of units depends on many factors.

Next Steps

Study Report Back

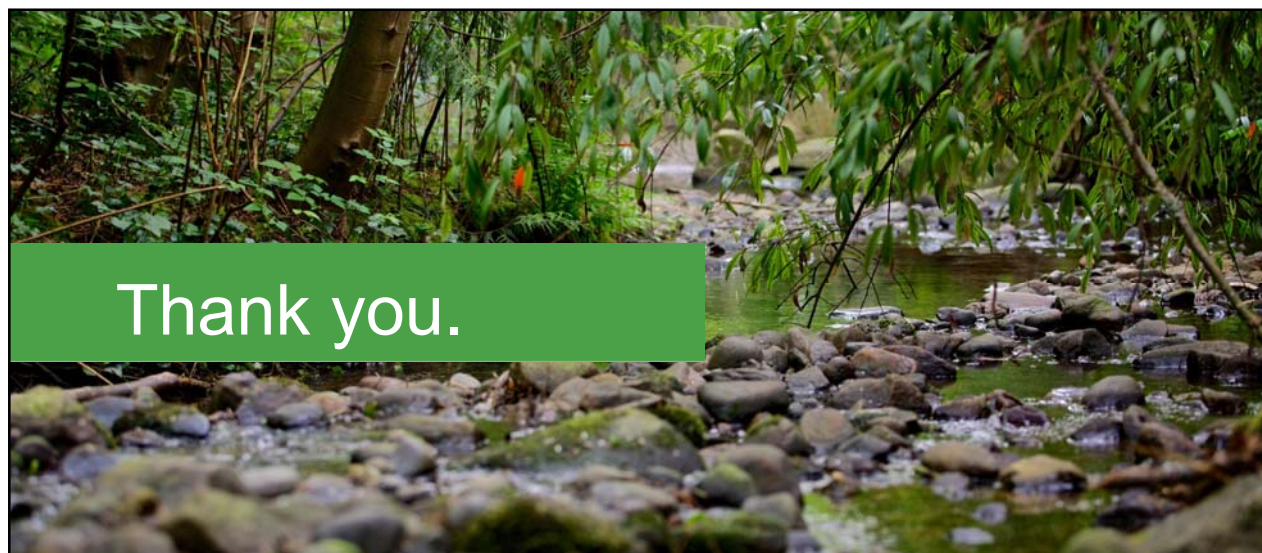
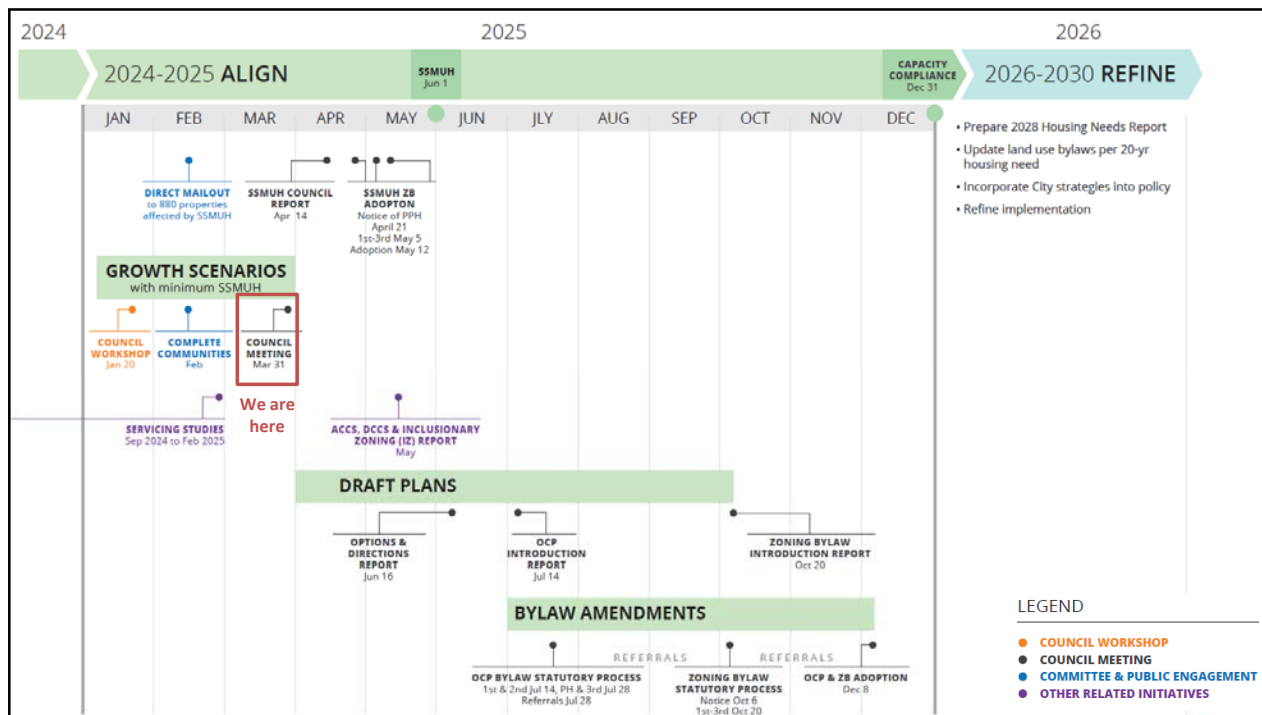
- We are here

Draft Plans

- OCP Public Information Meeting
- June 16 Council Report on Zoning Options and Directions

Bylaw Amendments

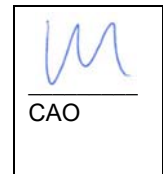
- July 14 Introduction of OCP Amendment
- October 20 Introduction of Zoning By-law Amendment



Thank you.



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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING & DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Sean Galloway, Director, Planning and Development

Subject: PROVINCIAL LEGISLATION ALIGNMENT – RESIDENTIAL CAPACITY

Date: March 19, 2025 File No: 09-3900-30-0008/1

RECOMMENDATION

PURSUANT to the report of the Director, Planning and Development, dated March 19, 2025, entitled “Provincial Legislation Alignment – Residential Capacity”:

THAT staff be directed to remove the growth scenarios work for both the five-year planning horizon (2025-2030) and twenty-year planning horizon (2025-2045) and the associated growth scenario public engagement from the Provincial Legislation Alignment process;

THAT staff be directed to bring back a report with options of areas that could be rezoned to satisfy the zoning capacity requirements;

AND THAT staff be directed to provide consultation opportunities during the development of the Official Community Plan, in accordance with Section 475 of the *Local Government Act*.

ATTACHMENTS

1. Residential Land Capacity Analysis Memorandum (CityDocs [2645235](#))
2. Historical Growth Context (CityDocs [2640988](#))

SUMMARY

The purpose of this report is to share the results of the study analysing the City’s existing residential capacity in the Official Community Plan (OCP) and the Zoning Bylaw. This work also identifies how much additional residential capacity needs to be

added to the bylaws to satisfy the 20-year housing needs through the Provincial methodology.

BACKGROUND

This report responds to Council's January 20, 2025 Resolution:

WHEREAS the City requires comprehensive growth strategies to meet the new provincial housing legislation;

AND WHEREAS the December 2024 Interim Housing Needs Report has identified several challenges that require ministerial attention;

THEREFORE BE IT RESOLVED:

THAT staff be directed to prepare three distinct growth strategies for both:

- a) a five-year planning horizon (2025-2030), and
- b) a twenty-year planning horizon (2025-2045);

THAT staff be directed to provide Council with the historical context of CNV growth over the decades, both in terms of populations and percentage changes;

AND THAT the Mayor be directed to write to the Minister of Housing and Municipal Affairs and to the Premier, on behalf of Council, to:

- a) outline the specific challenges identified in the City's December 2024 Interim Housing Needs Report,
- b) request ministerial consideration and support in addressing the City of North Vancouver challenges, and
- c) seek clarification on provincial funding and support mechanisms available to address identified housing needs.

In June 2024, the Province introduced new requirements for local governments to complete an Interim Housing Needs Report (HNR) by January 1, 2025 using a prescribed HNR Method for identifying future housing needs. All local governments will be required to prepare a “regular” Housing Needs Report in 2028 and every five years thereafter.

The new legislation also requires local governments to review and update their Official Community Plan (OCP) and Zoning Bylaw by December 31, 2025 to accommodate the identified 20-year housing need. Per the 2024 Interim Housing Needs Report, the City's 20-year housing need is 21,301 housing units. This is in addition to the existing 29,021 residential units within the City as recorded by the 2021 Census. Therefore, a total of 50,322 units of capacity are needed to meet the City's 20 year housing need.

In response to the new HNR legislation and other related Provincial requirements (i.e. Small-Scale Multi-Unit Housing), City staff are undertaking the “Provincial Legislation Alignment” work to wrap all required changes to the City's OCP and Zoning Bylaw into one unified project.

The following will describe how the City determined its existing housing capacity in the OCP and Zoning Bylaws. Capacity refers to enabling development through these bylaws, but does not mean that permission to build (i.e. building permit) has been granted. Housing units are not required to be built in order to meet the Provincial HNR legislation. The sections below will also explain how much additional residential capacity is needed to meet the 20-year housing need, along with the next steps in the process.

PROJECT DESCRIPTION

Council's January 20, 2025 resolution directed staff to undertake work to calculate the current available capacity within the OCP and the Zoning Bylaw and then prepare growth scenarios for a 5 and 20 year timeframe.

The City retained Urban Systems to understand the amount of residential development that could theoretically be accommodated under the current Official Community Plan and Zoning Bylaw. Specifically, the assessment evaluates whether there is sufficient capacity on existing residential lands to accommodate the City's total 20-year housing need of 50,322 units. Urban Systems' memorandum (Attachment #1) summarises how the theoretical capacity and capacity gaps were calculated and what assumptions were included.

DISCUSSION

Official Community Plan Capacity

Urban Systems determined that the current OCP has a gross residential capacity of 71,408 units. This results in a capacity surplus of 21,086 units beyond the total 20-year housing need of 50,322 units. This capacity analysis does not include changes to the OCP that would be required to meet Small-Scale Multi-Unit Housing and Transit Oriented Area legislative requirements. The change to the OCP to meet minimum small-scale multi-unit housing requirements is anticipated to be approximately the same as the increase in zoned capacity: 951 units.

When the Housing Needs Report was presented to Council on December 9, 2024, it noted that the 2014 OCP had an estimated capacity of 37,000 units. This significant difference exists because in 2014, legislation required OCPs to calculate capacity based on population metrics. Recent legislative changes through the Housing Needs Report Methodology now require calculations based on potential housing units, regardless of servicing capacity or projected population. Urban Systems' updated calculations, following this new methodology and focusing on available land and permissible units, have resulted in a substantial increase of 34,408 units over the 2014 capacity estimate.

Zoning Bylaw Capacity

Urban Systems determined that the current Zoning Bylaw has a gross residential capacity of 43,766 units. It is estimated that the Small-Scale Multi-Unit Housing amendments to be considered by Council in May 2025 will contribute a further 951 units. This results in a capacity gap of 5,605 units to meet the total 20-year housing

need of 50,322 units. The Transit Oriented Area bylaw adopted by Council in 2024 meets provincial compliance requirements.

Potential Impact on Amount and Pace of Population Growth

Staff have concerns regarding the Province’s prescribed “HNR Method” for calculating the 20-year housing need, and the directive to modify land use bylaws so that a total of 50,322 units of housing could exist in the City by 2046. Attachment #2 provides historical population growth data demonstrating the City’s consistent commitment to delivering significant regional housing. The City is currently experiencing its third population boom. While the City has grown at faster rates during previous population booms, the percent increase in people was relative to a smaller total population. As a result, the current boom is bringing more new residents to the City in absolute numbers than previous growth periods, despite the lower percentage increase.

A variety of factors affect how much and how fast the designated and zoned capacity will build out, such as interest rates, potential tariffs on construction materials, and labour force availability. Between January 2016 and September 2024, the City has reported an average of 504 net new units completed per year. The number of completions in that period has varied substantially, ranging from 200 to 900 units, depending on the year. Provincial investment in schools, healthcare, and transit will be needed to keep pace with the level of development the Province is expecting the City to absorb. It also remains to be seen how well the new development financing tools established by the Province will be able to pay for new infrastructure to support the identified growth.

NEXT STEPS

At the January 20, 2025 Council Workshop, staff anticipated that substantial community engagement may be required to increase the residential capacity in the OCP and Zoning Bylaw. Now, having completed an analysis with Urban Systems, staff are confident that the OCP has enough capacity to meet the legislated requirements and therefore no public engagement to inform and provide feedback on growth scenarios is necessary. Per the *Local Government Act* s. 475, Council still must provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers affected by any OCP amendment. A public information meeting can satisfy the requirement. The graphic below illustrates next steps.

In June, a staff report identifying potential options of what areas could be rezoned to satisfy the zoning capacity requirements will be brought to Council for consideration. With Council’s direction, staff will prepare a zoning bylaw amendment to be introduced in October of this year. Additionally, there will be an OCP amendment introduced in July of this year to bring the land use designations in conformance with the small scale multi-unit housing zoning changes and to introduce an updated Regional Context Strategy.



SUMMARY

The Zoning Bylaw requires amendments to add approximately 5,605 units of residential capacity, and Council must implement these changes by December 31, 2025 to comply with Provincial requirements. The Official Community Plan already contains sufficient residential capacity to meet the projected 20-year housing need. However, Council will still need to approve an OCP amendment before the December 31, 2025 deadline to ensure alignment between the new Small-Scale Multi-Unit Housing (SSMUH) zones and the OCP, including the creation of appropriate Development Permit Guidelines. This amendment process will also need to incorporate a revised Regional Context Statement and address any "housekeeping" changes resulting from the Zoning Bylaw amendments.

RESPECTFULLY SUBMITTED:


Sean Galloway, RPP, MCIP
Director, Planning and Development

DATE: March 12, 2025
TO: Daniella Fergusson, Manager Planning (City Design and Planning)
CC: Emily Macdonald, Planner 2; Rachel Browne, GIS Coordinator
FROM: Urban Systems Ltd.
FILE: 1308.0076.02
SUBJECT: City of North Vancouver Residential Land Capacity Assessment

1.0 INTRODUCTION

Urban Systems Ltd. has been retained by the City of North Vancouver (CNV) to undertake a land capacity assessment for residential, industrial, commercial, mixed employment and institutional lands. This assessment will allow CNV to understand how much development of each respective land use could theoretically be accommodated under the current planning framework (Official Community Plan (OCP) and Zoning Bylaw).

This memorandum summarises, the residential component of this assessment. The purpose is to evaluate whether there is sufficient capacity on existing residential lands to accommodate CNV's 20-year housing need of 21,301 units, as identified in the 2024 Housing Needs Report (HNR), in addition to the 29,021 units existing units.

From this analysis we determined the following:

- 1) **OCP Residential Capacity** – The current OCP has gross residential capacity of 71,408 units. This results in a capacity surplus of 21,806 units to meet the 20-year housing need.
- 2) **Zoning Bylaw Residential Capacity** – The current Zoning Bylaw has a gross residential capacity of 44,717 units. This results in a capacity gap of 5,605 units to meet the 20-year housing need.

This memo summarizes the methodology and outcomes of the residential land capacity assessment. Appendix A contains a detailed list of assumptions used to develop the capacity assessment. Appendix B includes two maps: this first details the capacity in the Zoning Bylaw, the other outlines the capacity in the OCP.

2.0 METHODOLOGY

Residential land capacity was assessed against the OCP and the Zoning Bylaw. The methodology for each assessment is documented below.

2.1 OCP RESIDENTIAL CAPACITY

Step 1: Identify Residential Land Use Designations and Permitted Density

We confirmed which land use designations permit residential or mixed-used development. We then determined the maximum permitted residential density for each land use designation.

Step 2: Convert Floor Space Ratio (FSR) to Units Per Hectare (UPH) Metric¹

We reviewed both FSR and height restrictions on a theoretical test site. The assumptions for this test site, including lot size, maximum coverage, non-residential space, and building height, are available in Appendix A.

¹ Converting FSR/GFA to UPH provides a clearer understanding of how many units can fit on a site. While FSR/GFA measures floor area relative to land size, UPH translates density allowances into a tangible number of units, allowing for a broad analysis of theoretical unit capacity across residential designations and zones.

SUBJECT: City of North Vancouver Residential Land Capacity Assessment

We then calculated the maximum number of units allowed based on permitted FSR and building height. The lower value between FSR and building height was used as the limiting factor. For example, if the building height allowed for 50 UPH but the FSR only allowed for 40 UPH, we used 40 UPH.

Step 3: Calculate Gross Residential Capacity

To calculate gross residential capacity, we joined the associated OCP designation UPH value to a GIS parcel layer enriched with zoning classifications and OCP designations. The OCP UPH values were then multiplied by the parcel area (in hectares) and rounded down for potential units. We then quality controlled for parcels that should not have residential UPH values (for example, water lots).

Step 4: Compare Capacity to Housing Need

The comparison between capacity and the housing need revealed a capacity surplus of 21,806 units.

Table 1. OCP Residential Capacity Summary

Capacity Analysis	Unit Yield
Current Number of Units (2021)	29,021 units
20-Year HNR Housing Need (2021-2041)	21,301 units
Total 20-Year Housing Need	50,322 units
Gross OCP Capacity	71,408 units
OCP Capacity Surplus	21,086 units

2.2 ZONING BYLAW CAPACITY

Compared to the OCP, the Zoning Bylaw required a more complex approach due to the varying density metrics. We’ve divided this section into the four key approaches we used to calculate gross zoning capacity:

- Group 1 – FSR/GFA to UPH Conversions:** Zones with existing FSR or GFA metrics that were converted to UPH and then applied on a parcel-by-parcel basis.
- Group 2 – CNV Analysis:** Select zones where the initial analysis prepared by CNV were used. These included zones that could be analysed with data that was readily available to City staff, including parcel info from GIS.
- Group 3 – Comprehensive Development Zones:** All comprehensive development zones (CD Zones), which were analyzed using a three-step approach.
- Group 4 – Other Density Metric:** All other residential zones that had a unique density metric.

The methodology for each group is outlined below.

SUBJECT: City of North Vancouver Residential Land Capacity Assessment

Group 1 – FSR/GFA to UPH Conversions

Step 1: Identify Residential Zones and Permitted Density

We confirmed which zones permit residential or mixed-used development. We then determined the maximum permitted residential density for each zone.

Step 2: Convert Floor Space Ratio (FSR) or Gross Floor Area (GFA) to Units Per Hectare (UPH) Metric

We reviewed both FSR/ GFA and height restrictions on a theoretical test site. The assumptions for this test site, including lot size, maximum coverage, percentage of non-residential space, and building height, are available in Appendix A.

We then calculated the maximum number of units allowed based on FSR/GFA and building height. The lower value between FSR/GFA and building height was used as the limiting factor. For example, if the building height allowed for 50 UPH but the FSR only allowed for 40 UPH, we used 40 UPH.

Step 3: Calculate Gross Residential Capacity

Zoning based capacity was calculated in a similar manner to OCP capacity for classifications that had an associated UPH value. To calculate gross residential capacity, we joined the associated zoning UPH value to a GIS parcel layer enriched with zoning classifications. The UPH values were multiplied by the parcel area (in hectares) and rounded down for potential units. We then quality controlled for parcels that should not have residential UPH values (for example, water lots).

Group 2 – CNV Analysis

Based on direction from CNV, we applied the gross unit capacity calculated by CNV in their initial analysis to several zones, including:

- One-unit (RS-1,2,4B)
- Two-unit (RT-1,RT-2)
- Ground Oriented (RG-1, RG-2, RG-2A, RG-3, RG-4) (*only recent development built with DP*)
- RM-2
- Select CD Zones (*see Group 3 for further information*)

Further information regarding the methodology for each zone is available in Appendix A.

Group 3 – Comprehensive Development Zones

Step 1: Review Maximum Permitted Unit Counts

We reviewed each CD zone and identified zones that specified a maximum dwelling unit count. This maximum dwelling unit count was assigned as the gross capacity for that zone, unless the site was subject to Small-Scale, Multi-Unit Housing (SSMUH).

Step 2: SSMUH Overlay

We reviewed all CD zones that were subject to SSMUH regulations. We then applied the new allowable density based on the number of lots in each CD zone.

SUBJECT: City of North Vancouver Residential Land Capacity Assessment

Step 3: Apply CNV Analysis

We used the CNV analysis to determine gross capacity for the CD zones without a maximum permitted dwelling count or that were not subject to SSMUH. For zones that had a maximum unit count (like many CD zones) we first allocated the potential units to parcels that already had matching residential unit counts. For CD zones that spanned numerous parcels, we calculated what the UPH would be (based on total allowed units / total hectares) then applied that UPH to each unique parcel to properly allocate the total allowed units.

Group 4 – Other Density Metric

Several zones had unique density metrics that did not require additional analysis to confirm gross capacity. The table below outlines those zones and the corresponding density metric.

Table 2. Unique Density Metric By Zones

Zone	Density Metric Notes
C-2A	Given the restrictions in the C-2A Zone, which limit the height to one storey and the requirement that Accessory Apartment Use is only permitted above the second storey, it can be confirmed that the C-2A Zone does not permit residential use.
C-3	Allows Accessory One-Unit Residential Use
RC-1	Shall not exceed 24.7 Dwelling Units per hectare
RC-2	Shall not exceed 37.1 Dwelling Units per hectare
Ground Oriented (1, 2, 2A, 3, 4) – only existing single-family dwelling/duplex lots	4 units max where permitted
W-1	Accessory One-Unit Residential Use

Compare Capacity to Housing Need

We then compared the zoning capacity with the 20-year housing need. The comparison revealed that the 20-year housing need was larger than the capacity, identifying a gap of 5,605 units.

Table 3: Zoning Residential Capacity Summary

Capacity Analysis	Unit Yield
Current Number of Units (2021)	29,021 units
20-Year HNR Housing Need (2021-20241)	21,301 units
Total 20-Year Housing Need	50,322 units

SUBJECT: City of North Vancouver Residential Land Capacity Assessment

Gross Zoning Capacity <i>(excluding additional SSMUH capacity)</i>	43,766 units
Additional SMMUH Capacity ²	951 units
Zoning Capacity Gap	- 5,605 units

3.0 KEY FINDINGS

3.1 RESULTS OF CAPACITY ASSESSMENT

This residential capacity assessment identified that only the OCP has the sufficient theoretical residential capacity to meet CNV’s 20-year need of 21,301 units, as identified in the 2024 HNR. The province requires that all local governments update their OCPs and Zoning Bylaws to accommodate their housing need by December 31, 2025. CNV will need to increase residential capacity in the Zoning Bylaw, respectively, as follows:

Capacity Analysis	OCP	Zoning Bylaw
Total 20-Year Housing Need	50,322 units	50,322 units
Gross Capacity	67,909 units	44,717 units
Residential Capacity Surplus/Gap	21,806 units	-5,605 units

3.2 THEORETICAL CAPACITY V. ACTUALIZED UNITS

There are many factors that contribute to residential development and the relative ability or inability of local governments to meet their housing need requirement. Providing sufficient theoretical capacity through planning frameworks is only one component that can facilitate the actualization of residential units.

Figure 1 illustrates the multitude of factors that impact development feasibility and processes.

² Across all SSMUH lots, there is a capacity for 4,371 units, which includes capacity that existed before SSMUH.

SUBJECT: City of North Vancouver Residential Land Capacity Assessment

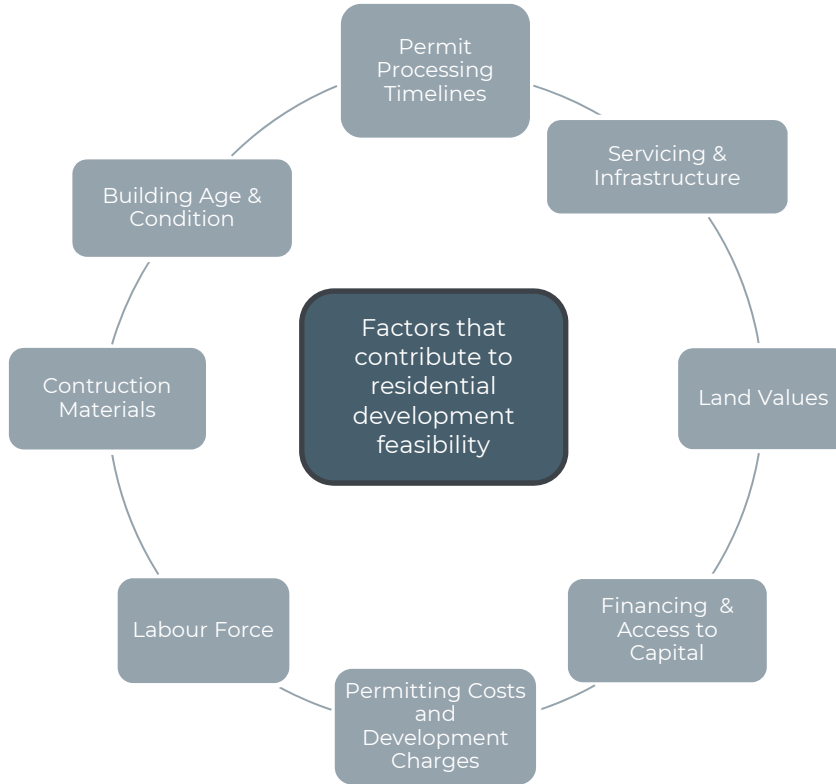


Figure 1: Factors that contribute to development feasibility

Not all factors are directly or quantitatively measurable, have clear indicators, or can be influenced by local government initiatives. Additionally, the relative importance of factors varies considerably across, and even within, communities. All of this results in complexities that can strongly challenge the actualization of residential development.

Sincerely,

URBAN SYSTEMS LTD.

Samantha Lahey, RPP, MCIP
Community Planner

cc: Bill Gushue, Will Volpe

file://usl.urban-systems.com/projects/Projects_VAN/1308/0076/02/R-Reports-Studies-Documents/R1-Reports/2025-02-12_Memo_OCP%20and%20Zoning%20Bylaw%20Residential%20Capacity_V1.docx

APPENDIX A: ASSUMPTIONS

OCP CAPACITY ADDITIONAL INFORMATION

Table 4. OCP FSR to UPH Conversion - Test Site Assumptions

Assumptions for Test Site	
Lot Size	0.065 hectares
Maximum Lot Coverage	50%
Residential Storey Height	3 metres
Commercial Storey Height	4 metres

Table 5. OCP FSR to UPH Conversion - Designation-Specific Assumptions

Land Use Designation	Maximum Permitted Density (FSR) ³	Unit Size ⁴	Non-Residential Space	Residential Efficiency ⁵	Maximum Height ⁶	Maximum Permitted Density (UPH)
Residential Level 1	0.5	77 m ²	N/A	100%	6 storeys	61

³ This includes bonus density as outlined in the OCP.

⁴ Unit size is based on typical developments within the City and accounts for exclusions (e.g. basements), and average unit size across principal and secondary suites where relevant (e.g. house, suite, coach house).

⁵ Efficiency numbers were developed by CNV based on a review of recent developments in the City.

⁶ Maximum heights as permitted in the Land Use map (Schedule A in Appendix 1.0 of the OCP).

SUBJECT: City of North Vancouver Residential Land Capacity Assessment

Residential Level 2	0.5	77 m ²	N/A	100%	6 storeys	61
Residential Level 3	0.75	77 m ²	N/A	100%	6 storeys	92
Residential Level 4-A	1	77 m ²	N/A	90%	6 storeys	107
Residential Level 4-B	1.25	77 m ²	N/A	90%	6 storeys	138
Residential Level 5	2.6	64 m ²	N/A	85%	Ranges depending on specific site	261-338 (depending on maximum height)
Residential Level 6	3.3	64 m ²	N/A	85%	Ranges depending on specific site	384-430 (depending on maximum height)
Mixed Use Level 1	1	77 m ²	N/A	100%	Ranges depending on specific site	123
Mixed Use Level 2	2.5	64 m ²	N/A	85%	Ranges depending on specific site	261-323 (depending on maximum height)
Mixed Use Level 3	2.8	64 m ²	N/A	85%	Ranges depending on specific site	323-369 (depending on maximum height)

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SUBJECT: City of North Vancouver Residential Land Capacity Assessment

Mixed Use Level 4A	3.6	64 m ²	N/A	85%	Ranges depending on specific site	261-476 (depending on maximum height)
Mixed Use Level 4B	4	64 m ²	N/A	85%	Ranges depending on specific site	261-523 (depending on maximum height)
Harbourside Waterfront	2.05	64 m ²	N/A	85%	28 metres	261

ZONING BYLAW CAPACITY ADDITIONAL INFORMATION

Group 1 - FSR/GFA Conversions

Table 6. Zoning Bylaw FSR to UPH Conversion - Test Site Assumptions

Assumptions for Test Site	
Lot Size	0.065 hectares ⁷
Residential Storey Height	3 metres
Commercial Storey Height	4 metres

Table 7. Designation-Specific Assumptions

Zone	Maximum Permitted Density (FSR)	Residential Efficiency ⁸	Non-Residential Space	Lot Coverage	Unit Size ⁹	Maximum Height	Maximum Permitted Density (UPH)
C-1A	2.6	85%	First two storeys are commercial	35% above second storey	64 m ²	24.2 (m)	200

⁷ Minimum lot area for apartment residential use.

⁸ Efficiency numbers were developed by CNV based on a review of recent developments in the City. Specific zones followed the efficiency of the land use designation they most overlapped.

⁹ CNV staff provided typical unit sizes by unit type after reviewing recent developments in the City. Specific zones followed the efficiency of the land use designation they most overlapped.

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SUBJECT: City of North Vancouver Residential Land Capacity Assessment

C-1B	2.6	85%	First two storeys are commercial	35% above second storey	64 m ²	36.6 (m)	200
C-2	2.3	85%	First two storeys are commercial	70%	64 m ²	12.192 (m)	92
RM-1	1.6	85%	N/A	50%	64 m ²	3 storeys	184
RH-1	1.2	85%	N/A	50%	64 m ²	30.48 (m)	338
LL-1	2.6	85%	First two storeys are commercial	35% above the second storey	64 m ²	7.62 (m)	0
LL-2	2.6	85%	First two storeys are commercial	35% above the second storey	64 m ²	12.192 (m)	46
LL-3	2.6	85%	First two storeys are commercial	35% above the second storey	64 m ²	15.24 (m)	92
LL-4	2.6	85%	First two storeys are commercial	35% above the second storey	64 m ²	23.012 (m)	123
LL-5	2.6	85%	First two storeys are commercial	35% above the second storey	64 m ²	30.48 (m)	123

SUBJECT: City of North Vancouver Residential Land Capacity Assessment

Group 2 – CNV Analysis

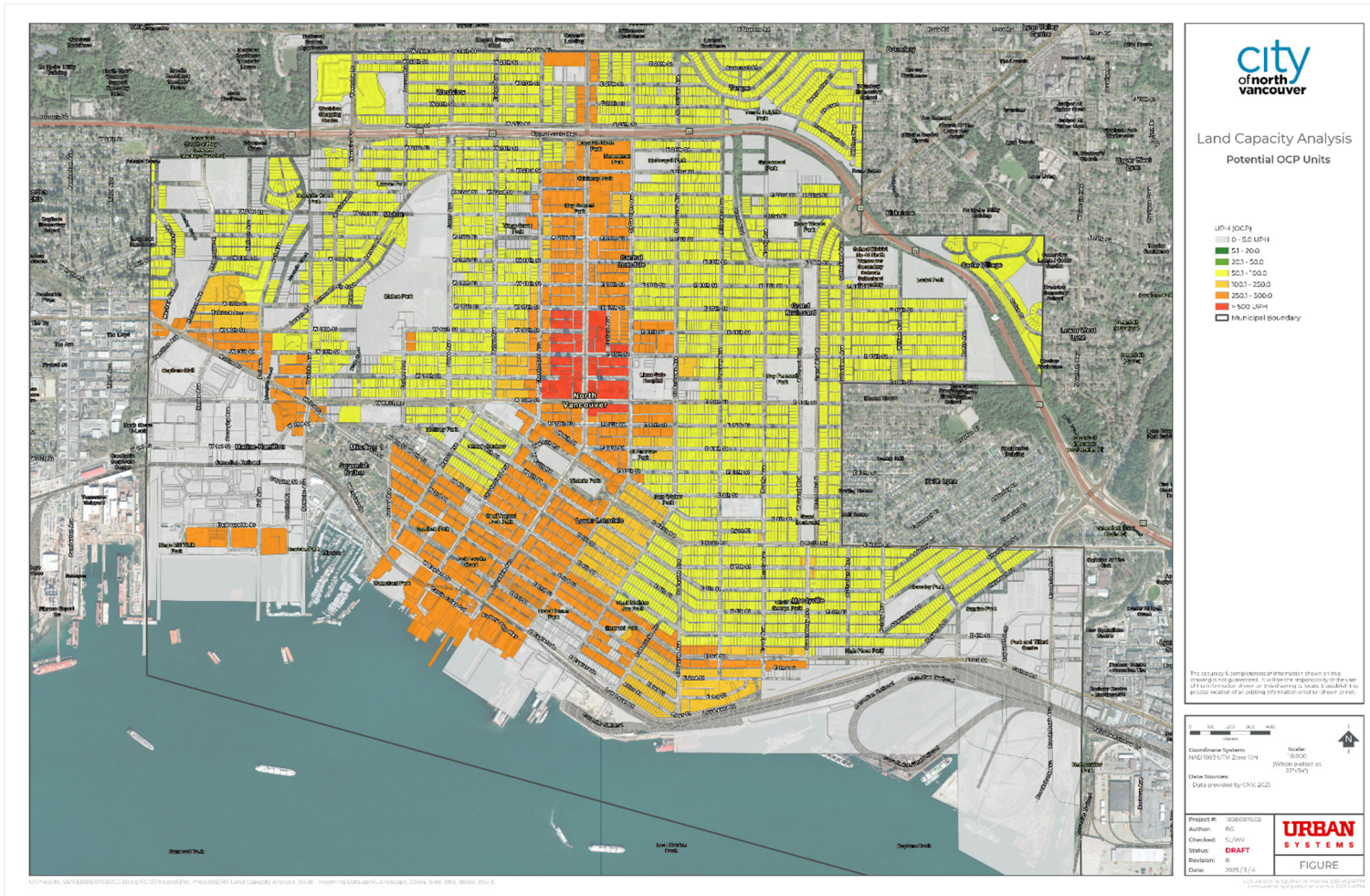
Table 8. CNV Analysis Methodology

Residential Zones	CNV Analysis Approach
One-unit (RS-1,2,4B)	1. Identify number of lots 2. For RS-1, multiply number of lots by 3 3. For RS-2, lots <500 sq. m multiply by 2, lots >500 sq. m. multiply by 4 (assumes subdivision to occur) 4. For SSMUH calculation, all RS-1 and RS-2 lots multiplied by 3 note: no RS-4B lots, zone has not been applied to any lots
Two-unit (RT-1,2)	All lots, multiplied by 4
Ground Oriented (1, 2, 2A, 3, 4) (<i>only recent development built with DP</i>)	For recent developments built with DP, use existing/approved unit count
RM-2	Add lock-off units (not captured in rolls)
Select CD Zones (<i>see Group 3 for further information</i>)	1. For newer CD zones, use rezoning unit counts 2. For older CD zones, investigate, begin by comparing unit count to lot area 3. For older CD zones with 1-2 units, check CD zone 4. For older CD zones with more than 2 units, use existing

SUBJECT: City of North Vancouver Residential Land Capacity Assessment

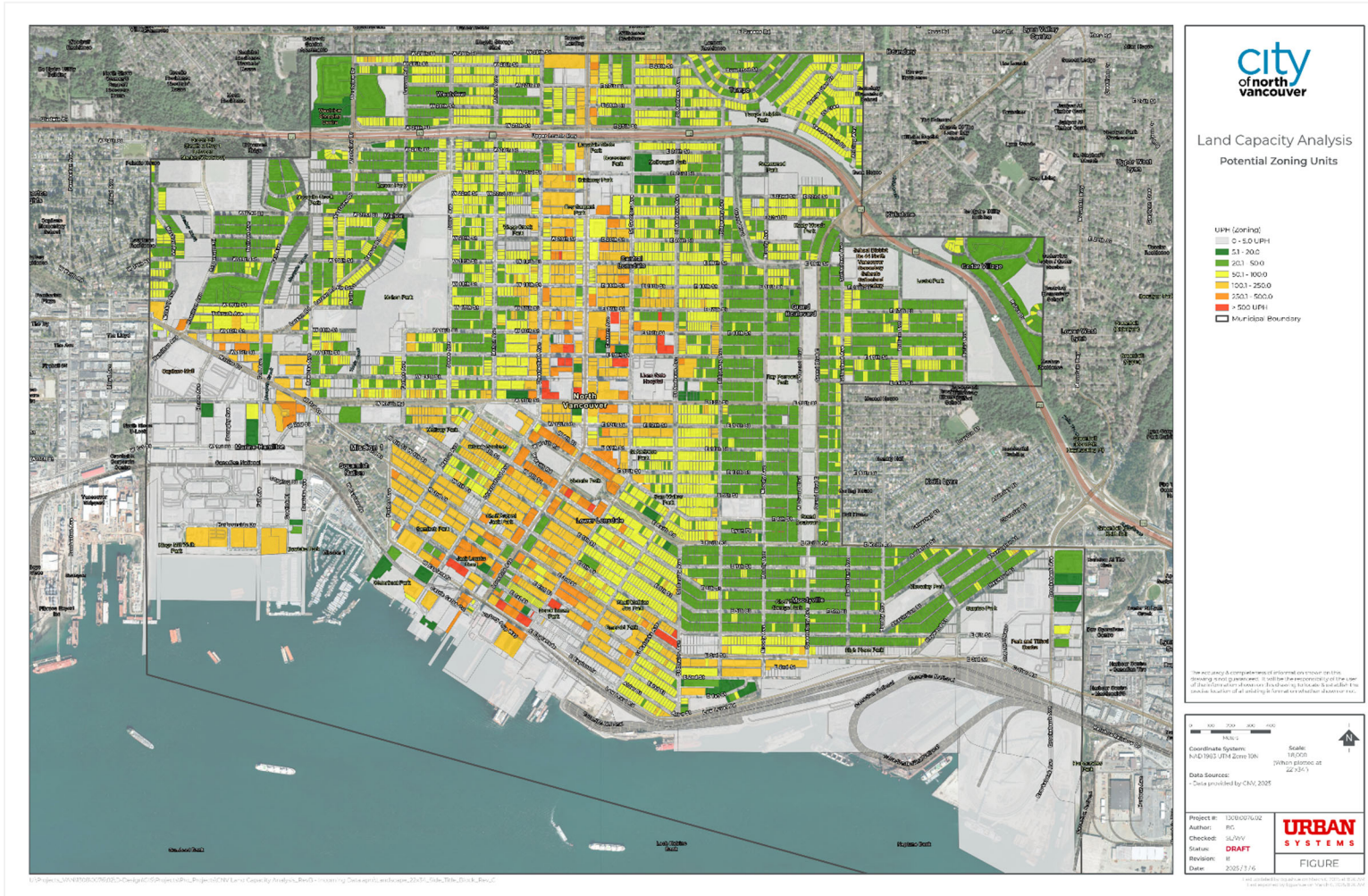
APPENDIX B: DENSITY DISTRIBUTION MAPS

The map below outlines the capacity in the OCP.



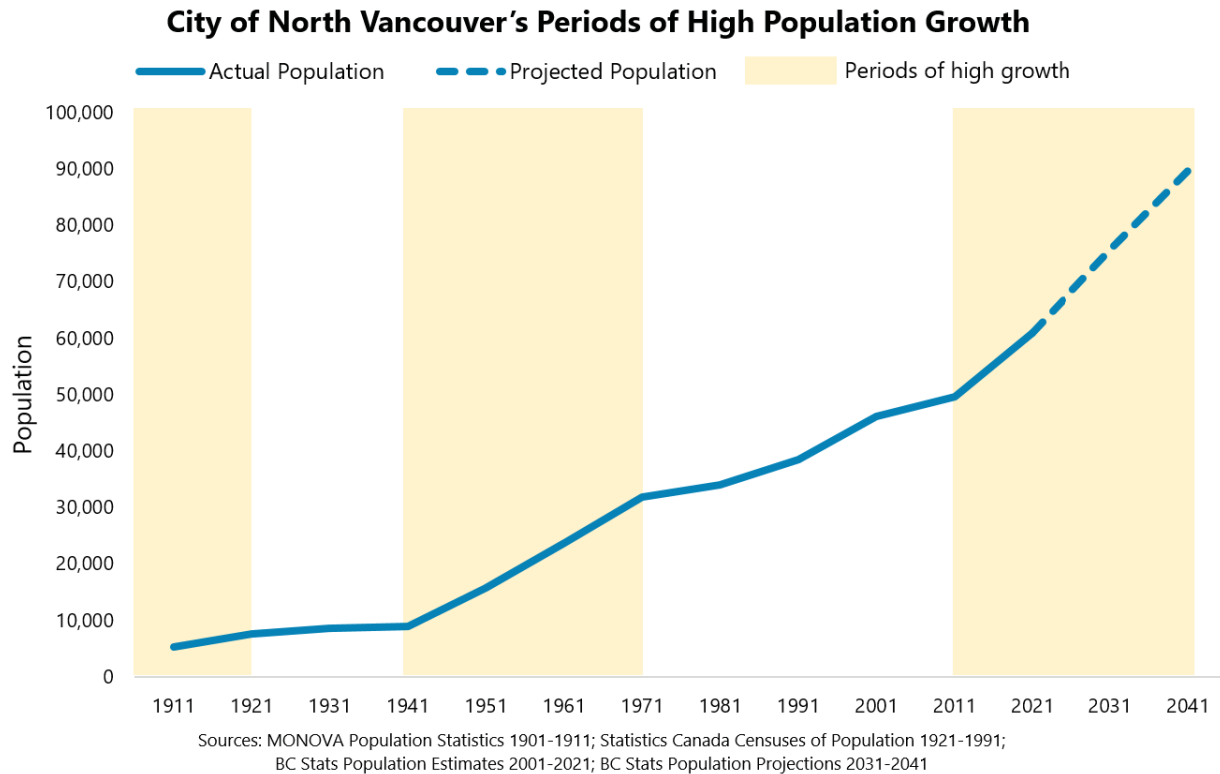
SUBJECT: City of North Vancouver Residential Land Capacity Assessment

The map below outlines the capacity in the Zoning Bylaw.



What has growth looked like in the City of North Vancouver?

The City of North Vancouver was incorporated on May 13, 1907, with an estimated population between 1,500 and 2,000. Over a century later, the residential population has grown to an estimated 67,300 in 2024. BC Stats, the provincial government's statistical office, projects that the population will continue to grow, reaching nearly 90,000 by 2041.



Throughout its nearly 120-year history, the City has never experienced a period of decline. Population growth has been a consistent trend, with three distinct boom periods: the incorporation boom from 1907 to 1921; the wartime and post-war boom from 1941 to 1971; and the present-day boom, beginning around 2011.

The First Population and Housing Boom

The City's initial population surge followed its incorporation in 1907, driven by economic activity such as logging and a corresponding land rush. During this period, housing supply was insufficient, with many residents living in temporary shelters while constructing permanent homes. Between 1907 and 1921, the population nearly tripled, increasing from an estimated 1,500-2,000 to 7,652.



What has growth looked like in the City of North Vancouver?

The War-Time and Post-War Boom



Following slower growth from 1921 to 1941, a new population boom emerged due to two key developments. The opening of the Lions Gate Bridge in 1938 facilitated increased suburban development on the North Shore, while World War II brought an influx of workers to the Burrard Dry Dock Company and North Van Ship Repairs in the City's Shipyards, significantly boosting the local population. Growth peaked at an annual rate of 5.8% between 1941 and 1951, with the population expanding from approximately 9,000 in 1941 to about 32,000 in 1971. This period saw the expansion of multi-family and rental housing that still form the spine of Lonsdale Avenue today.

Contemporary Population and Housing Growth

Growth slowed between the 1970s and early 2000s, ranging between 0.5% and 2% annually. However, after the 2008 financial crisis and the associated reductions in interest rates, the post-Olympics City of North Vancouver experienced another surge in population and housing. The City has been supporting this growth through the delivery of new amenities, and focusing on creating high quality and diverse urban environments with a range of housing options.

Between 2011 and 2021, the population increased by more than 11,000—the largest single-decade increase in the City's history. If provincial population projections hold, an additional 28,755 residents are expected by 2041, equating to an approximate annual growth rate of 2%.



Key Considerations

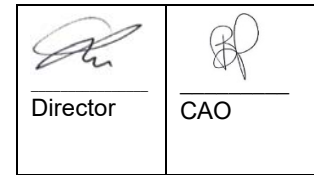
Periods of significant growth are not new for the City. From a rate-of-change perspective, the current and projected growth remains moderate compared to previous booms experienced by the City. However, in absolute terms, the City has never seen this number of people before, and its geographic boundaries remain fixed. There will be new challenges to address as the City accommodates more people into the same total area.

Photos sourced from MONOVA *North Van History Highlights* and City of North Vancouver materials.
Population data sourced from:

BC Stats Population Estimates 2001-2021
BC Stats Population Projections 2031-2041
MONOVA Population Statistics 1901-1911

Statistics Canada Censuses of Population 1921-1991
Statistics Canada Annual Demographic Estimates:
Subprovincial Areas, July 1, 2024

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The Corporation of **THE CITY OF NORTH VANCOUVER**
FINANCE DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council
From: Larry Sawrenko, Chief Financial Officer
Subject: 2025 PROPERTY TAX INCREASE DISTRIBUTION OPTIONS
Date: March 12, 2025 File No: 05-1970-05-0005/2025

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION

PURSUANT to the report of the Chief Financial Officer, dated March 12, 2025, entitled “2025 Property Tax Increase Distribution Options”:

THAT an across the board 2025 Property Tax Increase of 5.95% be endorsed;

AND THAT staff bring forward a Tax Rate Bylaw (2025) that must be adopted before May 15, 2025 in accordance with the *Community Charter*.

BACKGROUND

The purpose of this report is to discuss the distribution of the City of North Vancouver’s (“CNV”) 2025 tax rate distribution among property classes.

The *Community Charter* requires the preparation and adoption of a Tax Rates Bylaw after adoption of the Financial Plan but before May 15 each year. The property tax rates are set each year to enable CNV to collect the tax that is required in the Financial Plan. During the 2025 financial planning process, it was proposed that Council adopt an overall 5.95% tax rate increase.

How Property Taxes Are Calculated

CNV uses a 4 step process to calculate property tax rates, referred to as the conventional method.

1. The first step is to calculate the base tax rate for each class. The base tax rate is the tax rate required to collect the same tax dollars from the same pool of properties as the prior year. This process adjusts the tax rate for market fluctuations. For instance, if the assessed values rise, then the tax rate to collect the same level of taxes decreases accordingly.
2. CNV then applies the base tax rate to the ‘growth’ component of the roll to determine the taxes available from the assessed value new to the roll. This estimate of new taxes then becomes a new source of funds for the Financial Plan.
3. The recommended Financial Plan is then presented to Council, with explanations for any recommended tax increases. Once Council has endorsed CNV’s Financial Plan and any tax rate increase, this endorsed tax rate increase is then used to recalculate the tax rates by property class.
4. A final step is consideration of tax shifting. Options in this regard are typically presented to Council and, if a shifting option is adopted, rates are adjusted to reflect the selected shift.

An example calculation of the 2025 tax rate for the Residential Class is shown below based on the Completed Roll:

2024			2025			
A	B	C=A/1,000 x B	D	E	F=D-E	G= C/Fx1,000
Assessed Value (\$)	Tax Rate (\$ per \$000)	Tax Levy (\$)	Assessed Value (\$)	Growth (\$)	Value W/O Growth (\$)	Tax Rate (\$ per \$000)
28,384,816,731	1.65756	47,049,537	28,522,449,931	402,516,800	28,119,933,131	1.67317

Assuming no tax increase, the above calculations illustrate how the Residential Class tax rate would increase from 1.65756 to 1.67317 to account for the small market decrease in assessed values, excluding current year growth. Assuming all other variables constant, a rate increase of 5.95% would be applied to this new rate and the tax rate for the Residential Class would be about 1.77273 per \$1,000 of assessment in 2025 [$1.67317 \times (1 + 5.95\%)$].

It is the goal of CNV’s Long Term Property Tax Strategy that the:

- Business and Other (“Business”) Tax Rate be equalized with the Light Industry Tax Rate; and
- Business/Light Industry to Residential tax rate ratio be at or below the median for the region.

Step 4 in CNV’s property tax methodology is there to enable consideration of tax shifting as needed to help CNV achieve the goals outlined in the Long Term Property Tax Strategy above.

Residential Class (Class 1) Assessment Breakdown

Within the Residential Class assessments are based on varied uses on properties such as parking, accessory dwellings, and primary dwellings. Taxable assessed values range from \$10K for a parking spot, to approximately \$150M for a rental tower. Total 2025 assessed values in this class are \$28.5B, an increase of \$138M vs. 2024 values (0.5% increase).

Business and Other Class (Class 6) Assessment Breakdown

Within the Business and Other property class, there is also a great deal of variation based on uses of the properties. Taxable assessed values range from \$2K for a road, to approximately \$100M for a shopping mall. Total 2025 assessed values in this class are \$4.7B, an increase of \$59M (1.3% increase).

Tax Shifting within a Class

Even if there were no tax increases, the amount of taxes paid by each property would usually change as a result of the change in the assessed value of a property. That is, properties with assessment increases in excess of the average increase of the property class would see their tax bill increase, while properties with an assessment increase lower than the average would see a reduction of the amount of tax owed. It is important to note that such shifts are the result of market fluctuations and changes in the assessment roll. As legislation only allows for a single tax rate per class, it is not possible for steps to be taken to mitigate these shifts.

Business to Residential Tax Rate Ratio

The following table compares the ratio of Business Class to Residential Class 2024 tax rates for a representative group of lower mainland municipalities.

Average 2024 Tax Ratio			
Municipality	Business Class Tax Rate (Mill Rate)	Residential Class Tax Rate (Mill Rate)	Ratio of Business to Residential Class
West Vancouver	3.54	1.66	2.13
Richmond	3.58	1.68	2.14
Surrey	3.74	1.59	2.36
District of North Vancouver	4.55	1.64	2.78
New Westminister	8.00	2.63	3.05
City of North Vancouver	5.67	1.77	3.20
Burnaby	4.84	1.49	3.25
Vancouver	5.87	1.74	3.38
Coquitlam	6.65	1.96	3.40
Median	4.84	1.68	3.05

Source – Province of BC (2024 Local Gov't Data Entry Forms, Schedule 702)

CNV's ratio has been near the regional median for the past few years.

DISCUSSION

Should tax shifting be considered, the approved increase would be allocated differently between the residential and non-residential classes, as demonstrated in the Property Tax Distribution Options section below.

Property Tax Distribution Options

Options for the distribution of the 2025 general municipal tax rate increase are presented below. These options have been calculated based on the BC Assessment Completed Roll. The same amount of taxes is collected under each option.

OPTION 1: 5.95% Across the Board Tax Increase - RECOMMENDED

This option would apply the tax increase evenly over all the available property classes, with the exception of Utilities (Class 2) and Major Industry (Class 4), which are mostly capped by provincial legislation. Under this option, the rate for all Major Industry properties is capped.

The municipal tax impact under Option 1 on the Residential and Business and Other Class is the following:

<u>Avg Property Tax per Roll</u>	<u>2024</u>	<u>2025</u>	<u>\$ Change</u>	<u>% Change</u>
Residential Property Class	2,405	2,548	143	5.95%
Business and Other Property Class	17,976	19,045	1,069	5.95%

Under Option 1, the ratio of the Business Class to Residential Class tax rates decreases from 3.20 in 2024 to 3.14 in 2025. The assessed values for the residential property class as a whole have increased slightly at 0.5% while the assessed values for the Business and Other Class have increased more at 1.3%, causing a decrease in the ratio.

OPTION 2: Tax Shift to Residential

Option 2 is based on moving the Business to Residential tax rate ratio exactly to the 2024 regional median ratio of 3.05. This option results in a 2025 tax rate increase of 4.01% for the Business & Light Industry Classes, versus an increase of 5.95% for these classes under Option 1. The corresponding 2025 tax rate increase for Residential Class under this option would increase from 5.95% to 7.01%. On a percentage basis, the Residential class increase is less than the Business and Light Industrial Class decrease, given the greater values in the Residential class vs the Business and Light Industrial classes.

The municipal tax impact under Option 2 is the following:

<u>Avg Property Tax per Roll</u>	<u>2024</u>	<u>2025</u>	<u>\$ Change</u>	<u>% Change</u>
Residential Property Class	2,405	2,574	169	7.01%
Business and Other Property Class	17,976	18,697	721	4.01%

Option Summary

A summary of the above options is as follows:

<u>(\$000s)</u>	Taxes 2024	Option 1 2025	% Change	Option 2 2025	% Change
Residential Property Class (Avg.)	2,405	2,548	5.95%	2,574	7.01%
Business and Other Property Class	17,976	19,045	5.95%	18,697	4.01%
Business/Residential Ratio	3.20	3.14		3.05	

Staff Recommendation

Staff have considered the following when developing the recommended option:

- 1. Business/Residential Ratio** – The practice of shifting all or part of the approved tax rate increase was initiated as a strategy for CNV to meet the goal of the Long Term Property Tax Strategy of having a business/residential ratio at the regional median. Both option 1 and option 2 leave the City’s ratio close to the 2024 median.
- 2. Neutrality** – The percentage tax increases applied to each property class is in alignment with the percentage increase communicated through the public input period and discussion in open Council meetings, and treats each class as consistently as possible.
- 3. Consistency/Predictability** – A distribution option consistent with Council’s decisions over the last few years to implement across the board increases is consistent with past decisions, and reduces uncertainty at a volatile economic time for the City’s residents and businesses.
- 4. Combined Taxes and Utilities** – The average amount paid by City of North Vancouver residential property owners in combined municipal taxes and utilities in comparison to others in the region should also be considered. The following table provides a summary of the 2024 combined tax and utility charges for a representative single dwelling unit in the region. The differences between Options 1 and 2 for a single dwelling unit is \$38 (ie. 0.7% of the total 2024 municipal taxes and utilities), so is not significantly different in terms of competitiveness.

2024 Representative House (\$)			
Municipality	Municipal Taxes	Municipal Utilities	TOTAL
West Vancouver	6,128	2,805	8,933
New Westminster	4,246	4,117	8,363
Vancouver	4,640	1,962	6,602
District of North Vancouver	3,659	2,172	5,831
City of North Vancouver	3,709	1,571	5,280
Richmond	3,385	1,812	5,197
Coquitlam	3,467	1,591	5,058
Surrey	2,764	1,420	4,184
Burnaby	3,098	817	3,915

Source – Province of BC (2024 Local Government Data Entry Schedule 704)

5. **Other Considerations** – With the recent US tariff threats, a Notice of Motion was passed by Council directing staff to support local businesses in a number of ways, including:

- Reviewing CNV’s Sustainable Purchasing Policy to incorporate Buy Local/Canadian language;
- Identifying opportunities to streamline regulations;
- Establishing an Internal Roundtable to facilitate a rapid response to tariffs and consider enhancements to CNV’s business licensing regime;
- Working with local businesses and economic development organizations to promote a Buy Local/Canadian campaign;
- Working with regional counterparts to develop a coordinated tariff response strategy, building on the successful “Support Local BC” model; and
- Engaging with Invest Vancouver to bolster economic activity and attract direct investment from diverse markets other than the US

Given the number of initiatives now underway to support the City’s Businesses, additional tax shifting from the Business Class to the Residential Class, who are also under economic threat, was not recommended.

Staff is therefore recommending **Option 1 (5.95% Across the Board Tax Increase)** for Council consideration. This option keeps the Business to Residential Ratio near the regional median, is a neutral and predictable approach, and keeps the combined municipal tax and utility levels for the representative house in the region competitive.

Next Steps

Pending Council’s consideration, staff will bring forward the 2025-2029 Financial Plan Bylaw to the Council Meeting of April 7, 2025 and the 2025 Tax Rate Bylaw to the Council Meeting of May 5, 2025.

FINANCIAL IMPLICATIONS

Financial implications are discussed throughout the report.

INTER-DEPARTMENTAL IMPLICATIONS

This report was reviewed with CNV's Real Estate & Economic Development Division.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

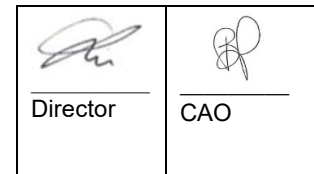
The tax distribution recommended by staff in this report is based on the objectives of CNV's Long Term Property Tax Strategy.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

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The Corporation of **THE CITY OF NORTH VANCOUVER**
FINANCE DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council
From: Larry Sawrenko, Chief Financial Officer
Subject: 2024 ADDITIONAL EXTENSION OF FUNDING REQUESTS
Date: March 12, 2025 File No: 05-1700-01-0001/2025

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION

PURSUANT to the report of the Chief Financial Officer, dated March 12, 2025, entitled “2024 Additional Extension of Funding Requests”:

THAT the following projects’ budgets be extended for the remainder of 2025:

- i) Childcare-Mahon Park;
- ii) Casano Loutet Overpass;
- iii) Strategic & Corporate Planning; and
- iv) 2021/22 Pedestrian & Road Light Implementation;

AND THAT should any of the amounts remain unexpended as at December 31, 2025, the unexpended balances shall be returned to the credit of the respective reserves.

SUMMARY

In the Regular Meeting of Council on December 2, 2024, Finance brought forward the report “2024 Extension of Funding Requests” for Council’s consideration. This report recommended the extension of funding for various projects where the currently approved funding was set to expire on December 31, 2024.

As a result of a system error, a few ongoing projects with expiring funds were excluded from the report and are being brought to Council for consideration of a funding extension at this time. The system error has now been addressed.

BACKGROUND

The planning or delivery phases of several active projects has been delayed due to the extenuating circumstances noted in the table below. For their successful completion, a funding extension is required.

DISCUSSION

Project	No	Unspent amount to be extended	Appropriation Number
Childcare-Mahon Park	45334	135,104	2122, 2142,2155,2156
Description:	To provide CNV's portion of funding for the design and construction of a childcare facility located within Mahon Park. This funding also includes provision for TFT staffing positions to oversee design, tendering and construction phases.		
Reason for extension:	The project's schedule was extended into 2025 due to the unexpected discovery of large boulders through construction, on three different occasions, requiring full redesign of civil works and outdoor play area, thus resulting in an extension of the contract schedule into early 2025.		
Timeline for completion:	Extension of funding to December 31, 2025.		
Project Lead	Office of the Deputy CAO		
Spend to date	\$4,542,101		
Project's Budget ITD*	\$9.3M, with \$2.7 of that being grant funded		
Casano Loutet Overpass	53211	71,364	2161
Description:	This project is an overpass from Casano to Loutet across Highway 1 for pedestrians and cyclists, linking the Cedar Village neighbourhood to the rest of the City.		
Reason for extension:	CNV Staff have been working with MOTI through 2024 to complete archeological investigation and secure a construction permit. The project is now proceeding to construction in early 2025.		
Timeline for completion:	Extension of funding to December 31, 2026.		
Project Lead	EPE; Public Realm Infrastructure		
Spend to date	\$1,149,371		
Project's Budget ITD*	\$16.6M, with \$6.4 of that being externally funded		

*Inception to Date

Project	No	Unspent amount to be extended	Appropriation Number
Strategic & Corporate Planning	47123	39,626	2123
Description:	Development of Corporate Business Planning, tracking of accomplishments and measurements, and development of a service inventory and standards that coordinates with financial planning and reporting. Funding is for consulting services and TFT positions.		
Reason for extension:	The project is delayed due to internal capacity constraints resulting from staff reallocating effort to support the North Shore Neighborhood House Phase 2 project in 2024.		
Timeline for completion:	Extension of funding to December 31, 2026.		
Project Lead	Finance & IT		
Spend to date	\$399,335		
Project's Budget ITD*	\$823,433		
2021/22 Pedestrian & Road Light Implementation	53264	87,775	2109, 8827
Description:	Design and construction of new roadway and pedestrian level lighting throughout the City as per the street lighting implementation plan completed in 2019. A certain amount of these funds originally requested in 2022 will be used for engaging a professional engineering consultant and a legal consultant to assist creating a new policy document related to municipal street lighting requirements, plans, programs, commitments, addressing liability risk and expectations.		
Reason for extension:	The project is delayed due to internal capacity constraints resulting from staff vacancies. Plans are now to complete the project by Q2 2025		
Timeline for completion:	Extension of funding to December 31, 2025.		
Project Lead	Traffic Engineering, EPE		
Spend to date	\$261,605		
Project's Budget ITD*	\$650,000		

*Inception to Date

FINANCIAL IMPLICATIONS

Return of the above funding is not assumed in CNV's 2025-2029 Financial Plan, and the funding is available for extension without creating any impacts on other projects.

INTER-DEPARTMENTAL IMPLICATIONS

Finance staff worked closely with staff in the affected CNV departments when developing this Report.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The above projects support the implementation of Council's 2022-2026 Strategic Plan and the Corporate Business Plan.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer