

AGENDA INFORMATION
☒ Regular Meeting

Date: July 13, 2026

☐ Other:

Date: _____

JR

Dept.
Manager

Dm

GM/
Director

MF

CAO

The District of North Vancouver

REPORT TO COUNCIL

June 30, 2026

File: 02.0870.30/108.000

AUTHOR: Lauren Bailey, Property Services Agent

SUBJECT: Proposed Partial Highway Closure and Dedication Removal
300 Block Riverside Drive Highway Closure Bylaw 8804, 2026

RECOMMENDATION:

THAT: "300 Block Riverside Drive Highway Closure Bylaw 8804, 2026" is given FIRST, SECOND and THIRD Readings.

REASON FOR REPORT:

The "300 Block Riverside Drive Highway Closure Bylaw 8804, 2026" (**see Attachment 1**) will authorise the closure and raising legal title to 4,499 sq. ft. (418.0 m²) of municipal road allowance (the "Road Allowance") (**see Attachment 2**) adjacent 2204-2220 Old Dollarton Road.

The District then intends to consolidate the Road Allowance with adjacent District-owned lands as shown on **Attachment 2** for the future development of an affordable housing project on Riverside Drive.

SUMMARY:

In accordance with Section 40 and Section 94 of the *Community Charter* Council must provide notice of its intention to close a portion of road allowance which will be published in the North Shore News on July 1, 2026, and July 8, 2026 (**see Attachment 3**).

Third party utility companies (Telus, BC Hydro, Rogers/Shaw and Fortis) were given notice of the proposed road closure on June 18, 2026 and the opportunity to provide submissions.

BACKGROUND:

The District owns the adjacent legal lots to the north, known as Lots 31-34. The District intends to consolidate Lots 31-34 with the Road Allowance (the "Consolidated Lands") and execute a 60-year ground lease to facilitate the future development of an affordable housing project. The District owned site was rezoned to accommodate a six-storey building that will be operated by Metro Vancouver Housing Corporation. The Road Allowance portion is required to accommodate an access ramp to be shared with the adjoining properties to the south.

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If the ground lease for the affordable housing project is not executed, the land (the current road allowance) would not be consolidated with Lots 31–34. However, the land would continue to be required and retained to provide access to adjacent properties and support future development.

Given the proximity of these properties to the intersection of Riverside Drive and Old Dollarton Road, direct individual vehicle access points would not be supported due to operational and safety considerations. Accordingly, access would need to be consolidated through the existing lane.

Future development of the adjoining parcels to the south would likely be contingent on a shared access arrangement, including a common access ramp constructed through the current road allowance. As such, the land would retain strategic value regardless of whether the affordable housing project proceeds, as it would continue to be required to facilitate access to surrounding properties and future development lands.

EXISTING POLICY:

Sections 26 and 40 of the *Community Charter*, governs road closures and dispositions of municipal land.

ANALYSIS

Financial Impacts:

There are no financial impacts in raising a legal title to this road allowance as the District will be retaining ownership to the land. It is intended that the land will form part of the ground lease, with the parkade ramp being constructed as part of the affordable housing building. When the adjacent lands to the south are developed, there will be an obligation on the adjacent owner to pay for part of the construction costs and a portion of the shared maintenance of the ramp.

Concurrence:

The use of the Road Allowance as access for the affordable housing project and adjacent lands has been reviewed and approved by the Planning, Transportation, Finance and Engineering departments.

Public Input:

As per the provisions of the *Community Charter*, members of the public who consider they are affected by the road closure will have an opportunity to make representations to Council at the July 13, 2026 Council meeting.

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Options:

1. THAT "300 Block Riverside Drive Highway Closure Bylaw 8804, 2026" is given FIRST, SECOND and THIRD Readings.
(Staff Recommendation);

OR

2. No further action is required.

Respectfully submitted,



Lauren Bailey
Property Services Agent

Attachment 1 – The Corporation of the District of North Vancouver Bylaw 8804

Attachment 2 – Road Allowance

Attachment 3 – North Shore News Publication

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REVIEWED WITH:			
☐ Business and Economic	_____	☐ Finance	<u> EI </u>
☐ Bylaw Services	_____	☐ Fire Services	_____
☐ Clerk's Office	_____	☐ GIS	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____
☐ Communications	_____	☐ Integrated Planning	_____
☐ Community Planning	_____	☐ ITS	_____
☐ Development Engineering	_____	☐ Parks	_____
☐ Development Planning	_____	☐ Real Estate	_____
☐ Engineering Operations	_____	☐ Review and Compliance	_____
☐ Environment	_____	☐ Solicitor	_____
☐ Facilities	_____	☐ Utilities	_____
		External Agencies:	
		☐ Library Board	_____
		☐ Museum and Archives	_____
		☐ NSEM	_____
		☐ NS Health	_____
		☐ NVRC	_____
		☐ RCMP	_____
		☐ Other:	_____

Attachment 1

The Corporation of the District of North Vancouver

Bylaw 8804

A bylaw to close and remove highway dedication.

WHEREAS under the Community Charter the Council may close to traffic and remove the dedication of a highway; and,

WHEREAS the Council has posted and published notices of its intention to close the highway referred to in this Bylaw and remove its dedication, and has provided an opportunity for persons who consider they are affected to make representations to the Council; and,

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “300 Block Riverside Drive Highway Closure Bylaw 8804, 2026”.

Bylaw to close and remove highway dedication

2. The portions of highway dedicated by Plan 2353 shown delineated and labelled “Lane to be Closed” on the attached plan hereto as Schedule “A” are closed to all types of traffic and the dedication as highway is removed.
3. The Mayor and Corporate Officer are authorized to execute and deliver such transfers, deeds of land, plans and other documents as are required to effect the aforesaid closure and removal of highway dedication.

Severability

4. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw

NOTICE given under Section 94 of the *Community Charter* on, July 1, 2026 and July 8, 2026.

OPPORTUNITY for representations to Council provided in accordance with Section 40 of the *Community Charter* on

READ a first time

READ a second time

READ a third time

Certified a true copy of “Bylaw 8804” as at Third Reading

Deputy Corporate Officer

APPROVED by the Ministry of Transportation and Transit on

ADOPTED

Mayor

Corporate Officer

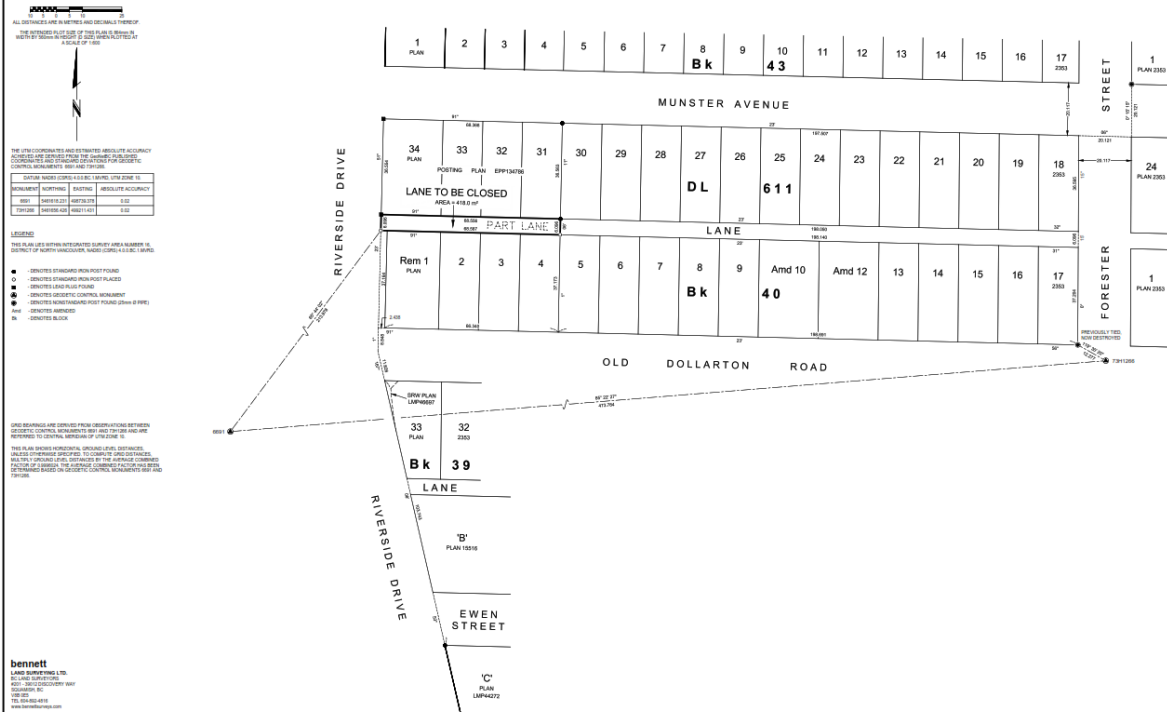
Schedule A to Bylaw 8804

REFERENCE PLAN TO ACCOMPANY BYLAW NUMBER 8804
(DISTRICT OF NORTH VANCOUVER) TO CLOSE PART OF LANE
DEDICATED BY PLAN 2353, DISTRICT LOT 611, BLOCK 40, GROUP 1,
NEW WESTMINSTER DISTRICT.

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
AND SECTION 40 OF THE COMMUNITY CHARTER.

DISTRICT OF NORTH VANCOUVER
BCGS 920.035

PLAN EPP153784



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Attachment 2

Road Allowance



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Attachment 3

North Shore News Publication

Notice of Road Closure

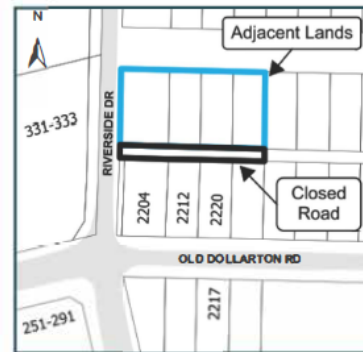
300 Block Riverside Drive Highway Closure Bylaw 8804, 2026

The District of North Vancouver gives notice of its intention to close to traffic, and remove the highway dedication of, the portion of road allowance shown outlined in bold and labelled as "Closed Road", for the purpose of consolidation with the District-owned "Adjacent Lands", as shown on the map below. This portion of road allowance is 418 square metres.

The Bylaw to remove the highway dedication of the Closed Road will be considered by Council at its regular meeting at the Council Chambers at District Hall,

355 West Queens Road, North Vancouver,
on July 13, 2026 at 7:00pm.

Public input on this item will be facilitated by registering in advance with the Corporate Officer at signup@dnv.org prior to 3:00pm, Monday, July 13, 2026. You will then be contacted with instructions on how to participate in the meeting in person or virtually via Zoom. Written submissions may also be made at input@dnv.org.



Questions?

Lauren Bailey, Property Services Agent
Real Estate and Properties
604-990-2451 or bailey@dnv.org

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