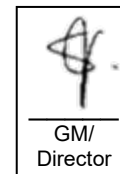
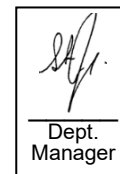


AGENDA INFORMATION	
☒ Regular Meeting	Date: September 21, 2026
☐ Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

September 4, 2026

AUTHOR: Nicole Foth, Parks Planning Project Manager

SUBJECT: Roche Point Park Dedication Bylaw

RECOMMENDATION:

THAT “Roche Point Park Dedication Bylaw 8805, 2026” is given FIRST, SECOND and THIRD Readings.

REASON FOR REPORT:

This report responds to the following motion passed by Council at the July 20, 2026, Regular Meeting of Council:

AND THAT Council directs staff to proceed with the proposed workplan for preparation of a park dedication bylaw as outlined in the report entitled Roche Point Park Dedication Update, dated July 9, 2026, from the Parks Planning Project Manager and Community Planner.

Staff have undertaken the necessary workplan and the proposed Roche Point Park Dedication Bylaw 8805 (**Attachment 1**) is ready for Council's consideration.

SUMMARY:

This report presents Roche Point Park Dedication Bylaw 8805 for Council's consideration. The proposed bylaw would dedicate approximately 25.8 hectares (63.7 acres) of District-owned land, including Roche Point Park and the adjacent forest (the “Site”), for park and recreation purposes. The dedication would provide long-term legal protection of Roche Point Park and forest. Once dedicated, the lands may only be used for park and recreation purposes unless the dedication is removed by bylaw through the statutory process established under the *Community Charter*.

BACKGROUND:

At the April 27, 2026, Regular Meeting of Council, Council gave direction to advance work towards consideration of formal park dedication, by bylaw, of the Site. To facilitate and support Council's direction, staff presented information on the history of the Site, considerations, and a proposed workplan to Council at the July 20, 2026, Regular Meeting. At that meeting, Council passed the following motions:

- First reading to an Official Community Plan (OCP) amendment (Bylaw 8806) to redesignate four lots from Residential Level 2: Detached Residential (RES2) to Parks, Open Space and Natural Areas (POSNA);
- First reading to a Zoning Bylaw amendment (Bylaw 8810) to rezone areas within the Site from Single-Family Residential One Acre (RS1) Zone and Single-Family Residential 7200 (RS3) Zone to Natural Parkland (NPL) Zone; and
- Direction for staff to prepare a road closure bylaw for the undeveloped road to allow its inclusion within the proposed park dedication area.

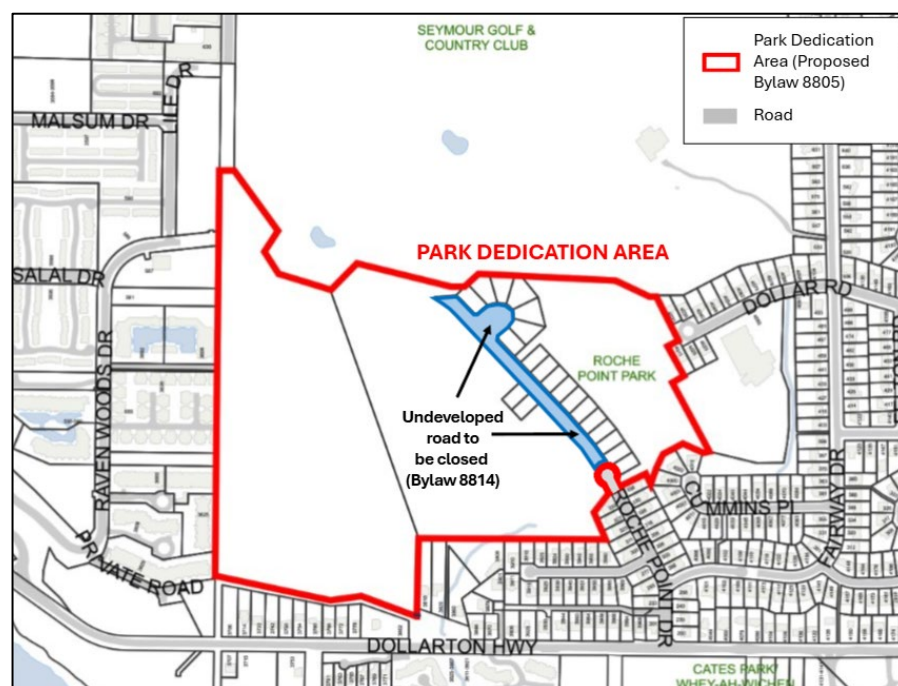
ANALYSIS:

The proposed park dedication bylaw would establish long-term legal protection for Roche Point Park and the adjacent forest for park and recreation purposes. Park dedication bylaws are in addition to park zoning and the parks and open space OCP land use designation; they are considered on a case-by-case basis. The [staff report for the July 20, 2026, Regular Meeting of Council](#) provides a detailed analysis of the Site and an overview of the statutory procedures for adopting and rescinding park dedication bylaws per Section 30 of the *Community Charter*.

Adjustments to Proposed Park Dedication Area

The proposed park dedication area map has been adjusted since the July 20, 2026, Council Meeting to accommodate potential future cul-de-sac improvements at the end of Roche Point Drive (**Figure 1**). Road Closure Bylaw 8814, which is to be considered in September 2026, formally closes the unopened road north of Roche Point Drive resulting in a dead end. It is typical to require a turnaround at a dead end. As such, the boundaries for the park dedication bylaw area have been adjusted to leave space for a cul-de-sac, should it be required in the future. At present, there are no plans to construct the cul-de-sac or remove trees in that area.

Figure 1: Adjusted Park Dedication Area



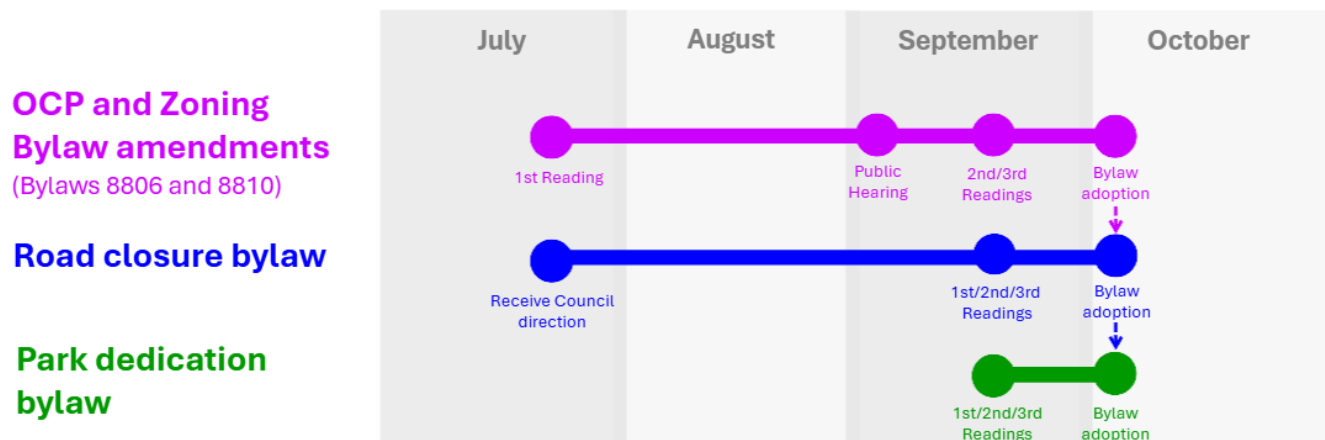
Timing/Approval Process:

Should Council give first, second, and third readings to Roche Point Park Dedication Bylaw 8805, the bylaw would return for Council's consideration of adoption at a subsequent meeting. Section 30 of the *Community Charter* details statutory procedures for adopting park dedication bylaws, including:

- Any bylaws adopted or works undertaken by Council that directly impact the dedicated parklands must be consistent with park purposes. This means that OCP amendment bylaw (Bylaw 8806) and the road closure bylaw for the unopened road must be adopted before consideration of adoption of the Roche Point Park Dedication Bylaw.
- A bylaw that dedicates municipal property as a park may only be adopted by an affirmative vote of at least two thirds (2/3) of all Council members.

At the same meeting, Council would consider adoption of OCP and Zoning Bylaw amendments (Bylaws 8806 and 8810) and Road Closure Bylaw 8814, as these bylaws facilitate the park dedication bylaw. The estimated timeline and approvals process is shown in **Figure 2**.

Figure 2: Timeline and approvals process for Roche Point Park Dedication Bylaw and associated bylaws (subject to Council decisions)



Concurrence:

This report has been reviewed by the Municipal Solicitor and Real Estate.

Financial Impacts:

No incremental capital or operating costs are anticipated as a direct result of the proposed dedication. The District currently owns, operates, and maintains the lands as park and natural area. Please refer to the [staff report for the July 20, 2026, Regular Meeting of Council](#) for discussion of land value of undeveloped lots and financial considerations.

Liability/Risk:

There is no anticipated legal risk associated with adoption of a park dedication bylaw for the Site provided that the processes set out in this report as required by the *Local Government Act* and *Community Charter* are followed.

Conclusion:

This report presents Roche Point Park Dedication Bylaw 8805 for Council's consideration of First, Second, and Third Readings. The proposed bylaw would formally dedicate 25.8 hectares (63.7 acres) of municipally owned land, including Roche Point Park and the adjacent forest for park and recreation purposes. Should Council give three readings to Bylaw 8805, the bylaw would return for Council's consideration for adoption.

Options:

1. THAT "Roche Point Park Dedication Bylaw 8805, 2026" is given FIRST, SECOND and THIRD Readings; **(staff recommendation)**

OR

2. THAT "Roche Point Park Dedication Bylaw 8805, 2026" is abandoned.

Respectfully submitted,

Nicole Foth

Nicole Foth
Parks Planning Project Manager

Attachment 1: Roche Point Park Dedication Bylaw (Bylaw 8805)

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

The Corporation of the District of North Vancouver
Bylaw 8805

A bylaw to dedicate municipal lands for park and recreation purposes

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

Citation

1. This bylaw may be cited as “Roche Point Park Dedication Bylaw 8805, 2026”.

Dedication

2. Pursuant to Section 30 of the *Community Charter*, the real property owned by The Corporation of the District of North Vancouver shown in heavy black outline on the sketch plan attached as Schedule A and described as follows, is dedicated for park and recreation purposes:
 - A. NO PID; LOT 2 DISTRICT LOTS 551 AND 230, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP155303 (shown as LOT 2 on Schedule A);
 - B. NO PID; LOT A, DISTRICT LOTS 551 AND 230, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP155302 (shown as LOT A on Schedule A); and
 - C. PID 016-388-909; LOT 185 BLOCK C DISTRICT LOTS 551 AND 230, PLAN 22958 (shown as LOT 185 on Schedule A).

Severability

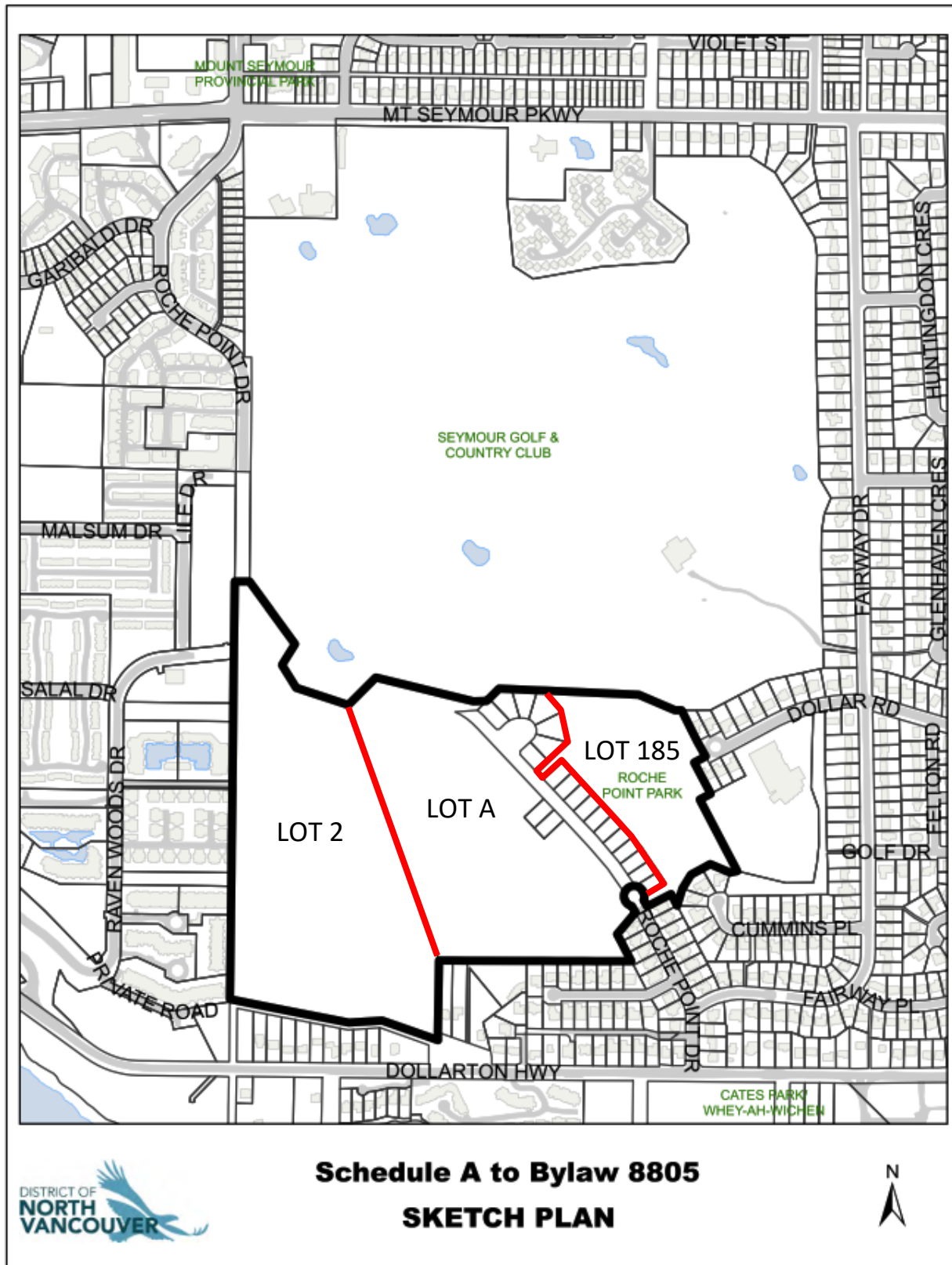
3. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ a first time	by affirmative vote of at least 2/3 of all Council members.
READ a second time	by affirmative vote of at least 2/3 of all Council members.
READ a third time	by affirmative vote of at least 2/3 of all Council members.
ADOPTED	by affirmative vote of at least 2/3 of all Council members.

Mayor

Corporate Officer

Schedule A to Bylaw 8805



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