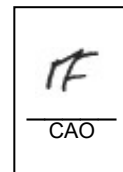
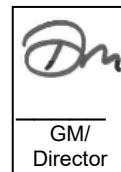
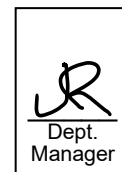


AGENDA INFORMATION	
☒ Regular Meeting	Date: <u>March 16, 2026</u>
☐ Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

February 26, 2026
File: 02.0930.20/506.001

AUTHOR: Vito Caffo, Property Services Agent

SUBJECT: Proposed Partial Highway Closure and Dedication Removal
1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway
Closure Bylaw 8781, 2026

RECOMMENDATION:

THAT: "1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway Closure Bylaw 8781, 2026" is given FIRST, SECOND and THIRD Readings.

REASON FOR REPORT:

The "1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway Closure Bylaw 8781, 2026" (**see Attachment 1**) will authorise the closure and raising legal title to 4,619 sq. ft. (429.1m²) of municipal road allowance (the "Road Allowance") (**see Attachment 3**) adjacent to 1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd.

The District then intends to enter into an agreement granting to Polygon Development 389 Ltd. and Polygon Development 390 Ltd. ("Polygon") a licence to occupy (the "Licence to Occupy") the Road Allowance in perpetuity and a second agreement to ultimately sell the fee simple title to the Road Allowance to Polygon in the future.

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 March 4, 2026, and March 11, 2026 (**see Attachment 2**).

Third party utility companies, which included Telus, BC Hydro, Rogers/Shaw and Fortis, were given notice of the proposed road closure on January 26, 2026 and the opportunity to provide submissions.

**SUBJECT: Proposed Partial Highway Closure and Dedication Removal
1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway
Closure Bylaw 8781, 2026**

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BACKGROUND:

Subject to Council's approval of the related zoning bylaw amendment application, District staff will grant a Licence to Occupy the Road Allowance and ultimately to transfer the fee simple legal title of the Road Allowance.

The ultimate transfer of the Road Allowance would only take place when the Owner of the adjacent parcel applies for rezoning of the adjacent parcel for the purpose of redevelopment and Council of the District has adopted, in its sole discretion a zoning amendment bylaw for such rezoning.

The Licence to Occupy will stipulate the terms of use of the Road Allowance, including requirements for insurance and indemnity clauses. The Licence to Occupy will also remain subject at all times to the common law rights of access over the Road Allowance of the registered owners and occupiers of immediately adjacent properties.

The adoption of the road closure bylaw is subject to the adoption of rezoning bylaws for the adjacent Polygon properties to a mixed-use development. Also appearing on the March 16, 2026 agenda is the report recommending first reading of the associated rezoning bylaw

EXISTING POLICY:

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

ANALYSIS

Financial Impacts:

The District will receive from Polygon the value for the Licence to Occupy and ultimate disposition in the amount of \$2,024,100.00, subject to upward adjustments if a density over 2.5 FSR is approved by Council upon closure and subsequent transfer of title. The proceeds of this transaction will be placed in the Land Income Fund.

Concurrence:

The proposed road closure has been reviewed and approved by the Planning, Transportation, Engineering and Finance 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 March 16, 2026 Council meeting.

**SUBJECT: Proposed Partial Highway Closure and Dedication Removal
1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway
Closure Bylaw 8781, 2026**

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Options:

1. THAT "1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway Closure Bylaw 8781, 2026" is given FIRST, SECOND and THIRD Readings.
(Staff Recommendation);

OR

2. No further action is required.

Respectfully submitted,



Vito Caffo
Property Services Agent

Attachment 1 – The Corporation of the District of North Vancouver Bylaw 8781

Attachment 2 – North Shore News Publication

Attachment 3 – Road Allowance

**SUBJECT: Proposed Partial Highway Closure and Dedication Removal
1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway
Closure Bylaw 8781, 2026**

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REVIEWED WITH:			
☐ Business and Economic	_____	☐ Finance	_____EI_____
☐ 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:	_____

The Corporation of the District of North Vancouver

Bylaw 8781

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,

WHEREAS the Council does not consider that the closure will affect the transmission or distribution facilities or works of utility operators;

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

1. Citation

This bylaw may be cited as “1246-1268 Lynn Valley Road and 3050-3174 Baird Road Highway Closure Bylaw 8781, 2026”

2. Bylaw to close and remove highway dedication

2.1 The portion of highway dedicated by Plan 3511 shown as Parcel A on Plan EPP151173 attached hereto as Schedule “A” is closed to all types of traffic and the dedication as highway is removed.

2.2 The Mayor and Clerk are authorized to execute and deliver such plans and other documents as are required to effect the aforesaid closure and removal of highway dedication.

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

NOTICE given under Section 94 of the *Community Charter* on

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

READ a second time

READ a third time

Certified a true copy of “Bylaw 8781” as at Third Reading

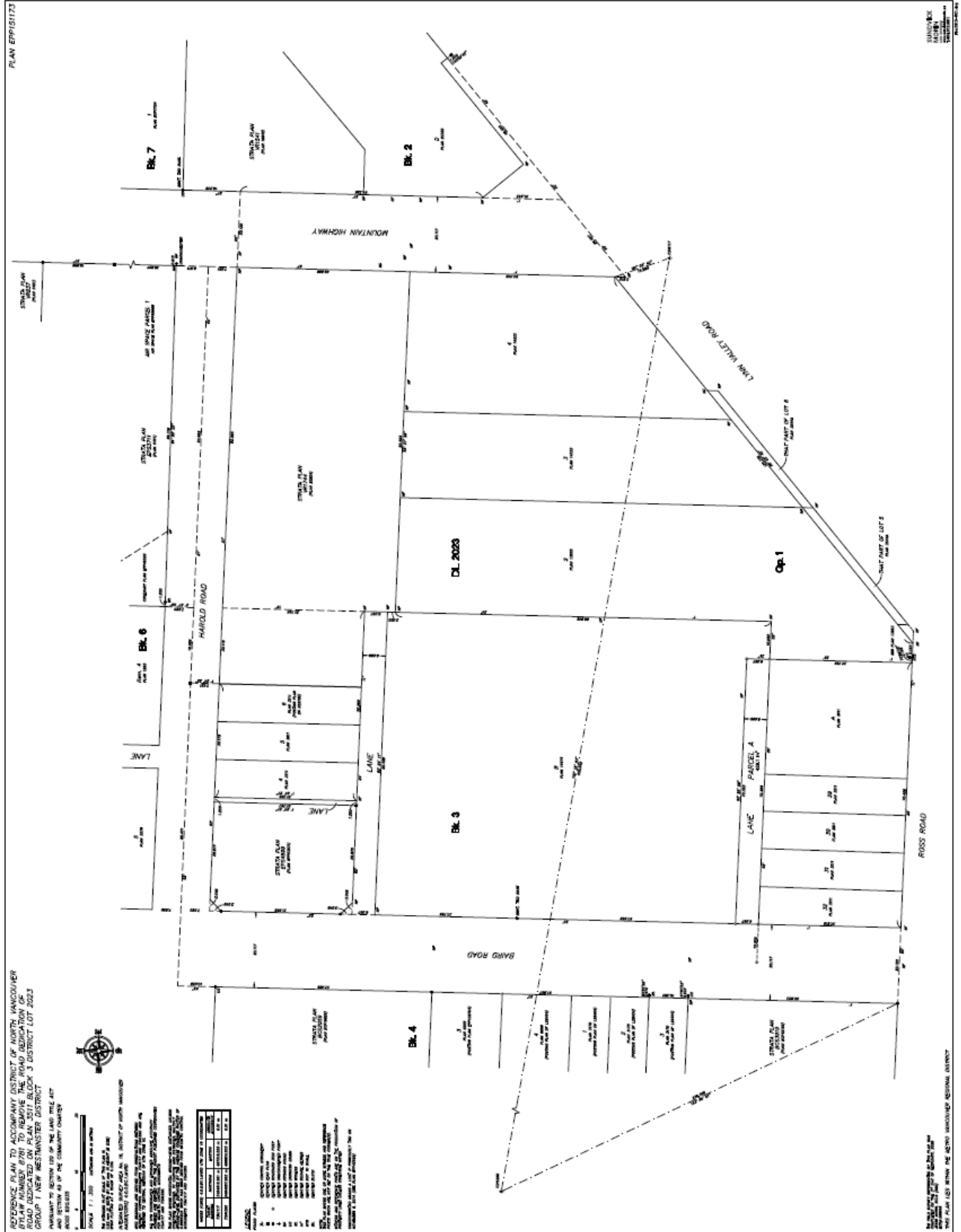
ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8781

Road Closure Plan



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North Shore News Publication

NOTICE Proposed Road Closure and Property Disposition

1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway Closure Bylaw 8781, 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 "Closed Road" on the sketch above. This portion of road allowance is 429.1 square metres.



The District of North Vancouver then intends to enter into an agreement granting to Polygon Development 389 Ltd. and Polygon Development 390 Ltd. ("Polygon") a licence to occupy the Closed Road in perpetuity and an agreement to ultimately sell the fee simple title to the Closed Road to Polygon in the future. The licence will stipulate that it is subject at all times to the common law rights of access over the Closed Road of the registered owners and occupiers of immediately adjacent properties. The purchase price for the above licence and disposition is equal to the market value of the Closed Road in the amount of \$2,024,100.00. This licence and disposition are subject to the adoption of a bylaw to rezone the Adjacent Lands.

The bylaw to remove the highway dedication of the Closed Road will be considered by Council at its regular meeting on Monday, March 16, 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, March 16, 2026. You will then be contacted by the Corporate Officer 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?
Vito Caffo
Property Services Agent
604-990-2277
caffov@dnv.org

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Road Allowance



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