

# PUBLIC HEARING BINDER

## Roche Point Park

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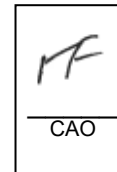
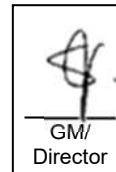
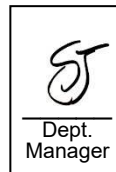
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| 4)                            | <b>Bylaw 8810 Rezoning Bylaw</b> which amends the Zoning Bylaw 3210, 1965 to rezone: <ul style="list-style-type: none"><li>• portions of two parcels from Single-Family Residential One Acre (RS1) Zone to Natural Parkland (NPL) Zone; and</li><li>• 20 parcels (portions of or the entire parcel) from Single-Family Residential 7200 (RS3) Zone to Natural Parkland (NPL) Zone.</li></ul> |
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| 8)                            | <b>Background</b> <ul style="list-style-type: none"><li>• <b><u>Council Report</u></b> – April 16, 2026</li><li>• <b><u>Minutes</u></b> – Regular Meeting of Council held April 27, 2026</li></ul>                                                                                                                                                                                           |
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**AGENDA INFORMATION**☒ Regular Meeting

Date: July 20, 2026

☐ Other:

Date: \_\_\_\_\_



## The District of North Vancouver REPORT TO COUNCIL

July 9, 2026

**AUTHOR:** Nicole Foth, Parks Planning Project Manager  
Jessica Lee, Community Planner

**SUBJECT:** Roche Point Park Dedication Update

**RECOMMENDATION:**

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8806, 2026 (Amendment 65)" is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, and upon consideration, additional consultation is not required with respect to Bylaw 8806;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8806 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT "District of North Vancouver Rezoning Bylaw 1467 (Bylaw 8810)" is given First Reading;

AND THAT Bylaw 8806 and Bylaw 8810 are referred to a Public Hearing;

AND THAT Council directs staff to proceed with the proposed workplan for the 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.

**REASON FOR REPORT:**

This report responds to the following motion passed by Council at the [April 27, 2026, Regular Meeting of Council](#):

*THAT Council direct staff to prepare bylaws for consideration and bring forward relevant information for consideration related to the Roche Point Parklands.*

**SUMMARY:**

This report provides relevant information regarding the District-owned properties referred to as the Roche Point area parklands (the “Site” as shown in **Figure 2**) and proposes a workplan for the preparation of a park dedication bylaw. The proposed workplan includes:

- Introduction of an Official Community Plan (OCP) amendment (Bylaw 8806 in **Attachment 1**) to redesignate four lots from Residential Level 2: Detached Residential (RES2) to Parks, Open Space and Natural Areas (POSNA); and
- Introduction of a Zoning Bylaw amendment (Bylaw 8810 in **Attachment 2**) 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
- Preparation of road closure bylaw for the undeveloped road to allow its inclusion within the proposed park dedication area.

**BACKGROUND:**

Council gave direction to advance work towards consideration of formal park dedication, by bylaw, of the Roche Point area parklands, including Roche Point Park and forest. **Figure 1** shows the area as identified in the [report](#) entitled Roche Point Park Dedication and dated April 16, 2026, authored by Councillor Muri.

**Figure 2** shows a detailed map of the Site, in alignment with the general boundaries identified in Figure 1, which comprises 23 District-owned parcels and an undeveloped road extending north through the Site from Roche Point Drive, which is to the south of the Site. The total Site area is approximately 25.75 hectares (63.6 acres). It is located adjacent to Tsleil-Waututh Nation Reserve No. 3, the Seymour Golf and Country Club, Sherwood Park Elementary School, and low-density residential areas. The Site consists of a playing field and an adjacent forested area which is considered of high ecological value due to its diverse understory and older growth trees. There is no existing park dedication or reserve bylaw that apply to the Site.

**Figure 1.** Area Map from Council Report dated April 16, 2026 (outlined in black)



**Figure 2:** Detailed Site Map of District-owned Lands (outlined in red)



#### 1983 Seymour Development Program

The Site and adjacent low-density residential areas were previously part of the District's Seymour Development Program, established in 1983. The program planned to extend Roche Point Drive and create a new low-density residential development. The program was not fully implemented on the Site due to environmentally sensitive habitat, technical issues, and significant community opposition.

#### 2003 Seymour Local Plan

Subsequently, the 2003 Seymour Local Plan largely redesignated the lands from residential to park, with the exception of four subdivided District-owned lots remaining designated for low-density residential development. There were no changes to existing residential zoning or the previously approved subdivision layout at that time. Since then, there has been no action to develop the Site, and it has served the community as forest, trails, and recreation.

#### **EXISTING POLICY:**

##### Official Community Plan (2011)

- Goal 6: Conserve the ecological integrity of our natural environment, while providing for diverse park and outdoor recreational opportunities.

##### Parks and Open Space Strategic Plan (2012)

- Section 5.4.5: Protect and conserve biological diversity.

- Section 5.4.5: Identify strategies to protect old growth forests including the Roche Point forest.
- Section 5.4.5: Continue to review District parkland to determine candidates for dedication for parks and recreation purposes.

Climate Change Adaptation Strategy (2017)

- Action Objective 7: Restore and protect existing native biodiversity

Draft Nature and Biodiversity Strategy (April 2026)

- Strategic Theme 1: Protect natural areas and ecological processes through land use planning and regulations.

**ANALYSIS:**

This section provides relevant information and staff's analysis about the Site for Council's consideration of OCP amendment Bylaw 8806 (**Attachment 1**) and Zoning Bylaw amendment Bylaw 8810 (**Attachment 2**) and the process for preparing a park dedication bylaw.

Park Dedication

Lands intended for park uses are typically identified through zoning (Zoning Bylaw) and long-range land use designations (OCP Bylaw). For municipal-owned lands, a local government has an additional, third option to formally dedicate or reserve their lands, by bylaw, for park and recreation purposes and to legally restrict how the lands may be used. The dedication of lands as park by bylaw is optional and not required for District-owned land to be used and enjoyed for park purposes.

Section 30 of the *Community Charter* outlines the statutory procedures for adopting and rescinding park dedication bylaws, as well as regulations for how the dedicated park lands can be used. Some of the statutory procedures and regulations include:

- 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;
- A bylaw that removes park dedication may only be adopted with the assent of the electors, either by referendum or alternative approval process; and
- Any bylaws adopted or works undertaken by Council that directly impact the dedicated parklands must be consistent with park purposes.

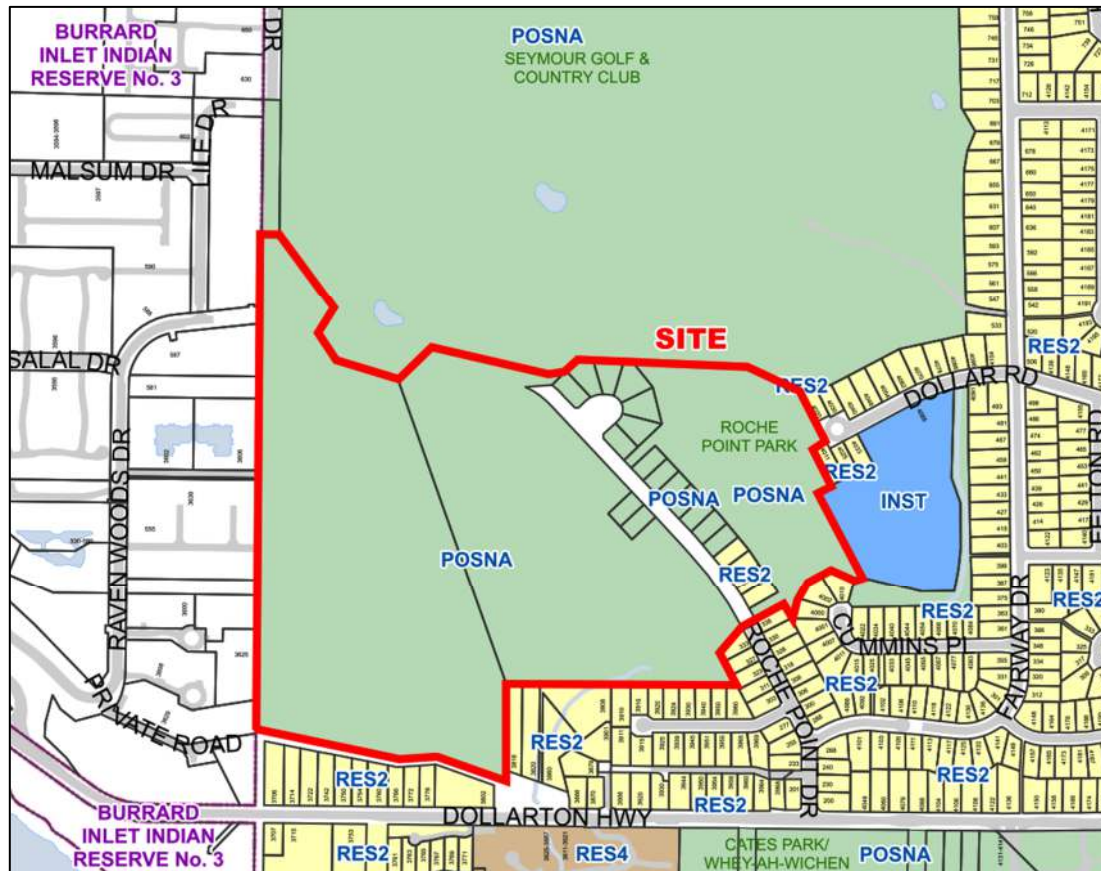
If adopted by Council, the park dedication bylaw would require the lands to be used only for park purposes and remain owned by the District. While there is no legislation that explicitly defines park purposes, land uses that courts have considered to be consistent with park purposes include ecological conservation, urban recreation, trails, public gatherings, small-scale commercial that supports park use (e.g., a concession stand or restaurant), buildings that support park uses (e.g. washrooms), park access roads, parking, and utilities.

If the District wished to dispose of the lands or use any portion of the lands for non-park purposes, the dedication for a portion or all of the lands would need to be reversed by bylaw and with the assent of the electors as stated above.

Official Community Plan Land Use

**Figure 3** shows the current OCP land use designations for the Site. The majority of lots are designated POSNA and four lots are designated RES2.

**Figure 3: Current OCP Land Uses of Site**

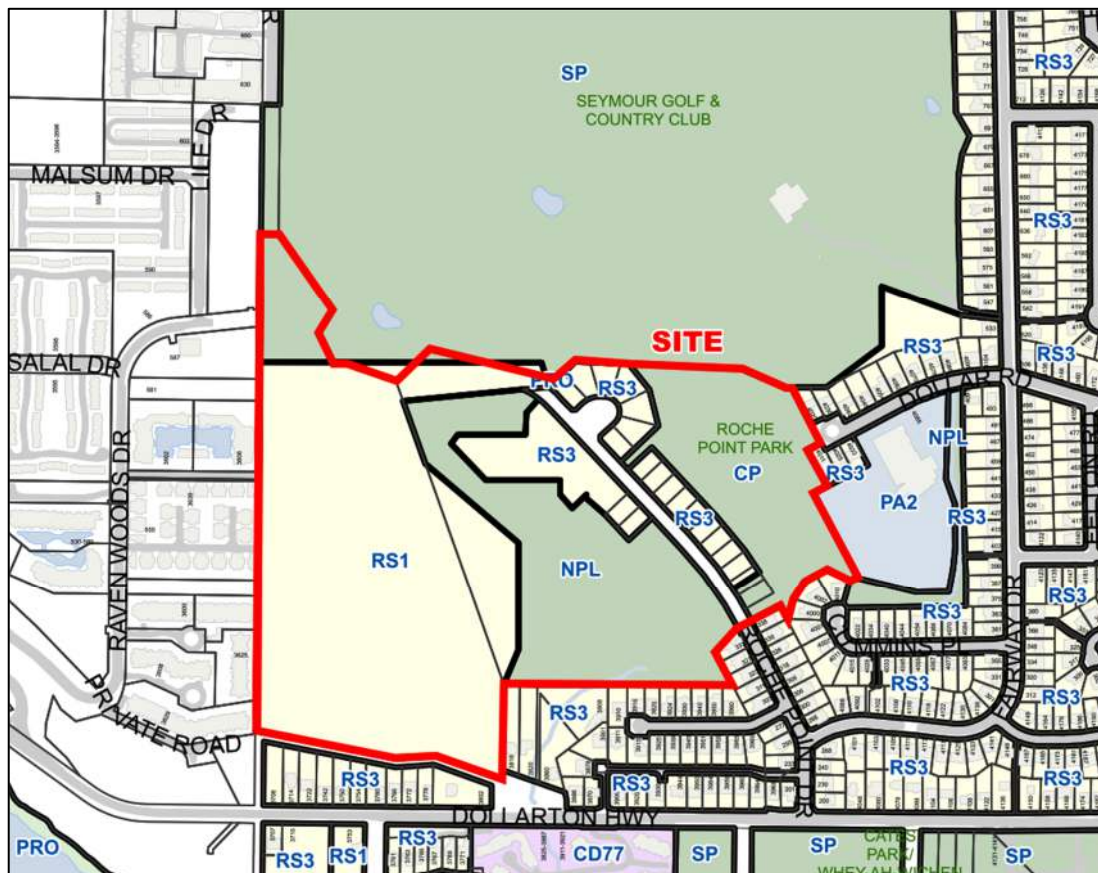


As per Section 478 of the *Local Government Act*, any bylaws adopted by Council after the adoption of the OCP must be consistent with the OCP. As the Site contains lands identified as RES2 in the OCP, as park designation bylaw would be inconsistent with the OCP; therefore, staff propose Bylaw 8806 (**Attachment 1**) for Council's consideration to redesignate the four lots from RES2 to POSNA. This OCP amendment process is required in order to facilitate the dedication of the entire Site for park. The OCP amendment process requires a Public Hearing.

Zoning

**Figure 4** shows the current zoning of the Site, which includes a mix of the following zones: Natural Parkland (NPL); Park, Recreation and Open Space (PRO); Special Purpose Park (SP); Community Park (CP); and Single-Family Residential (RS).

**Figure 4: Current Zoning of Site**



While lands are not required to be zoned park to consider adoption of a park dedication bylaw<sup>1</sup>, staff recommend rezoning the residential-zoned lands to park in order to provide greater clarity and consistency with a park dedication bylaw. Zoning Bylaw amendment Bylaw 8810 (**Attachment 2**) is prepared for Council's consideration to rezone the residential-zoned portions of the Site to Natural Parkland Zone (NPL). The NPL zone permits principal uses including greenbelts and natural areas, habitat management and enhancement facilities, interpretive facilities, and trails. No changes to the existing RS zoning are proposed outside of the Site on the District-owned land leased to the Seymour Golf & Country Club at this time.

A Public Hearing is required and would be scheduled concurrently with the Public Hearing for OCP amendment Bylaw 8806.

### Environmental Values

The Site's environmental values include the following:

- Moderate to very high biodiversity potential (**Figure 5**);
- A core habitat hub (major patch) in the District's Habitat Network (**Figure 6**). Habitat hubs are important for supporting biodiversity;

<sup>1</sup> A park dedication bylaw would override any existing zoning provisions that may conflict with the intended park purposes.

- Habitat features that support a variety of species (e.g. densely vegetated riparian areas, native plant species, robust understory vegetation, variety of tree ages);
- Documented occurrences of environmentally significant species (e.g. critically endangered pacific water shrew, raptor nests);
- Roche Point Creek and surrounding riparian area; and
- Forms part of a north-south wildlife corridor connecting mountain to ocean.

**Figure 5: Biodiversity Rank of Site<sup>2</sup>**



**Figure 6: Habitat Network of Site<sup>1</sup>**



Staff reviewed recent and historic environmental studies and reports for the Site and surrounding areas and indicated the ecological characteristics identified generally remain relevant to today, including habitat values, species, and habitat connectivity. This includes technical work completed to support the District's draft Nature and Biodiversity Strategy (currently in development), as well as the 2012 biophysical report authored by David Cook<sup>3</sup>.

The Site is within the Development Permit Areas for the protection of the natural environment, streamside protection, wildfire hazard, and slope hazard.

### Real Estate

Except for four single-family lots, the Site is designated in the OCP for parks, open space, and natural areas. Should Council wish to instead develop the property in accordance with the existing single-family zoning, which totals 14.5 hectares (35.8 acres), staff estimate a net revenue of approximately \$3-4M per acre after servicing and access costs.

### Undeveloped Road (Roche Point Drive)

The Site includes an undeveloped road that was originally envisioned by the 1983 Seymour Development Program to accommodate the extension of Roche Point Drive south of the site (as mentioned in the Background section of this report). This undeveloped road is shown in **Figure 7** and is approximately 0.8 hectares (2 acres). A park dedication bylaw cannot be

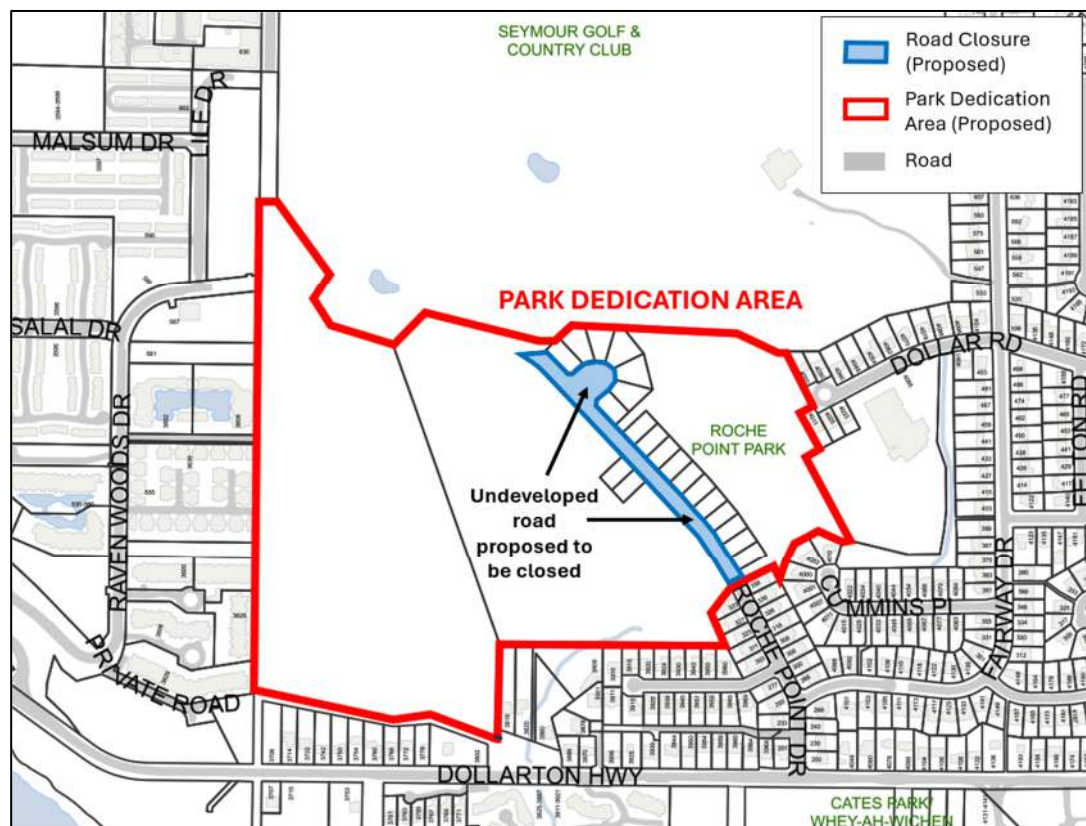
<sup>2</sup> Draft Nature and Biodiversity Strategy (April 2026)

<sup>3</sup> "Biophysical Analysis and Recommendation for Rezoning to Parkland of Roche Point Forest, District of North Vancouver" by David Cook, dated December 23, 2012. (Not commissioned by the District.)

applied to an undeveloped road; it must be legally closed first, then it can be formally dedicated as a park.

Staff will bring forward a road closure bylaw for Council's approval for the undeveloped road to allow its inclusion within the park dedication bylaw. Council adoption of the road closure bylaw would be required prior to the introduction of the park dedication bylaw.

**Figure 7:** Proposed Park Dedication Area (outlined in red) and Road Closure (outlined in blue)



### Utilities

There is existing municipal utility infrastructure located within the Site, including water, sanitary, and stormwater servicing infrastructure. Future improvements to utility infrastructure within the Site are generally not considered to affect the use of the lands for park purposes and is not likely to be impacted with future park dedication of the Site.

### Parks Infrastructure & Planning

Existing park infrastructure within the Site includes a grass sports field, parking lot and benches in Roche Point Park, and the Roche Point Trail with pedestrian bridges. The trail connects the Roche Point neighbourhood to Parkgate Village Centre (via Roche Point Drive) and the Ravenwoods neighbourhood on Tsleil-Waututh Nation lands.

There are no current plans for a park planning process or additional park development, with exception of the [Spirit Trail Eastern Extension](#) (including Roche Point Trail; this segment was

deferred by Council at the January 27, 2025 Regular Meeting). As a public pathway, the Spirit Trail and associated infrastructure would be compatible with park purposes in a park dedication bylaw.

**WORKPLAN & TIMING/APPROVAL PROCESS:**

Should Council direct staff to proceed with steps towards a park dedication bylaw as per the staff recommendation, **Table 1** outlines the proposed workplan with potential timing of the approvals process.

**Table 1:** Proposed Workplan, Timing, and Approvals Process

| <b>Proposed Workplan</b>                       |                                                                                                                                                                                                                                            |                                                                                                                                               |                                                                                                                                                   |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Item</b>                                    | <b>OCP &amp; Zoning Bylaw amendments</b>                                                                                                                                                                                                   | <b>Undeveloped road closure</b>                                                                                                               | <b>Park dedication</b>                                                                                                                            |
| <b>Description</b>                             | Council consider an OCP bylaw amendment (Bylaw 8806) and Zoning Bylaw amendment (Bylaw 8810) to redesignate Site and rezone portions of the Site to parks. Bylaw 8806 is required before adoption of a park dedication bylaw for the Site. | Council consider a road closure bylaw for the undeveloped road (shown in <b>Figure 7</b> above) and undertake necessary approvals process.    | Council consider a park dedication bylaw for the area shown in <b>Figure 7</b> above and undertake necessary approvals process.                   |
| <b>Proposed Timing &amp; Approvals Process</b> |                                                                                                                                                                                                                                            |                                                                                                                                               |                                                                                                                                                   |
| <b>July 2026</b>                               | <ul style="list-style-type: none"> <li>First Reading of Bylaws 8806 and 8810</li> </ul>                                                                                                                                                    | <ul style="list-style-type: none"> <li>Council direction to proceed</li> </ul>                                                                | <ul style="list-style-type: none"> <li>Council direction to proceed</li> </ul>                                                                    |
| <b>August 2026</b>                             |                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>Staff prepare bylaw and complete necessary requirements</li> </ul>                                     | <ul style="list-style-type: none"> <li>Staff prepare bylaw and complete necessary requirements</li> </ul>                                         |
| <b>September 2026</b>                          | <ul style="list-style-type: none"> <li>Public Hearing for Bylaws 8806 and 8810</li> <li>Second and Third Readings of Bylaws 8806 and 8810</li> </ul>                                                                                       | <ul style="list-style-type: none"> <li>First, Second, Third Readings of road closure bylaw</li> <li>Adoption of road closure bylaw</li> </ul> | <ul style="list-style-type: none"> <li>First, Second, Third Readings of park dedication bylaw</li> </ul>                                          |
| <b>October 2026</b>                            | <ul style="list-style-type: none"> <li>Adoption of Bylaws 8806 and 8810</li> </ul>                                                                                                                                                         |                                                                                                                                               | <ul style="list-style-type: none"> <li>Adoption of park dedication bylaw (requires affirmative vote of at least two thirds of Council)</li> </ul> |

**PUBLIC INPUT & CONSIDERATION OF CONSULTATION:****Bylaw Amendments**

A Public Hearing is required by legislation for all OCP bylaw amendments and Zoning Bylaw amendments that are inconsistent with the current OCP. For OCP bylaw amendments,

Sections 475 and 476 of the *Local Government Act* require that a local government must provide one or more opportunities for consultation with persons, organizations and authorities it considers will be affected, and specifically consider whether consultation is required with the regional district/board, the Council of adjacent municipalities, First Nations, boards of educations, and the Provincial and Federal governments.

As the proposed OCP amendment is to redesignate four undeveloped single-family lots from RES2 to POSNA, staff believe the level of land use impact on residents and organizations is low.

As part of the Public Hearing process, public notification includes notice in the local newspaper, a sign on the property, and letters mailed to the neighbours. The notice will include the purpose of the bylaw amendments, which is to facilitate a park dedication bylaw.

#### Park Dedication Bylaw

Once a park dedication bylaw is in place, a bylaw to remove it may be adopted only with the assent of the electors, either by referendum or alternative approval process.

#### **CONCURRENCE:**

This report has been reviewed by Legal, Engineering Infrastructure Services, Environment, Finance, Planning, and Real Estate.

#### **FINANCIAL IMPACTS:**

Refer to the Real Estate section of this report for discussion of land value of undeveloped lots and financial considerations. No incremental capital or operating impacts are anticipated from the proposed Official Community Plan Bylaw amendment, Zoning Bylaw amendment, or park dedication bylaw, as the District currently owns and maintains the site.

#### **CLIMATE AND ENVIRONMENT IMPACTS:**

Protection of this important habitat area supports the District's goals to protect and enhance biodiversity, including pollination, forests, soil, and clean water, and provides climate resilience benefits including carbon sequestration and natural cooling infrastructure.

#### **LIABILITY/RISK:**

The proposed workplan and bylaw requirements were developed in consultation with the District's Municipal Solicitor. 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 are followed.

#### **CONCLUSION:**

This report provides background information for the Site referred to as Roche Point area parklands to supplement Council's desire to prepare a park dedication bylaw for this Site. Upon review, staff recommend the following bylaw amendments for Council's consideration:

- Bylaw 8806 (OCP amendment bylaw) to redesignate four lots from RES2 to POSNA; and

- Bylaw 8810 (Zoning Bylaw amendment) to rezone portions of the Site from RS1 Zone and RS3 Zone to NPL Zone.

Should Council give direction to staff to proceed with the recommended workplan described in this report, staff will proceed with a road closure process and prepare a park dedication bylaw for Council's consideration alongside Bylaws 8806 and 8810. The resulting area proposed for a future park dedication bylaw is shown in **Figure 7**.

**OPTIONS:**

1. THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8806, 2026 (Amendment 65)" is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, Council confirm that upon consideration, additional consultation is not required with respect to Bylaw 8806;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8806 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT "District of North Vancouver Rezoning Bylaw 1467 (Bylaw 8810)" is given First Reading;

AND THAT Bylaw 8806 and Bylaw 8810 are referred to a Public Hearing;

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 recommendation)**

OR

2. Take no further action on Bylaw 8806, Bylaw 8810, and the proposed workplan for preparation of a park dedication bylaw.

Respectfully submitted,



Nicole Foth  
Parks Planning Project Manager



Jessica Lee  
Community Planner

**ATTACHMENTS:**

**Attachment 1:** Bylaw 8806 – Official Community Plan Amendment

**Attachment 2:** Bylaw 8810 – Zoning Bylaw Amendment

| REVIEWED WITH:                                                           |                                                           |                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Business and Economic _____                     | <input type="checkbox"/> Finance _____                    | <b>External Agencies:</b><br><input type="checkbox"/> Library Board _____<br><input type="checkbox"/> Museum and Archives _____<br><input type="checkbox"/> NSEM _____<br><input type="checkbox"/> NS Health _____<br><input type="checkbox"/> NVRC _____<br><input type="checkbox"/> RCMP _____<br><input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Bylaw Services _____                            | <input type="checkbox"/> Fire Services _____              |                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> Clerk's Office _____                            | <input type="checkbox"/> Golf _____                       |                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> Climate and Biodiversity _____                  | <input type="checkbox"/> Housing _____                    |                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> Communications _____                            | <input type="checkbox"/> Human Resources _____            |                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> Community Planning _____                        | <input type="checkbox"/> Integrated Planning _____        |                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> Development Engineering _____                   | <input type="checkbox"/> ITS _____                        |                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> Development Services _____                      | <input type="checkbox"/> Parks _____                      |                                                                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> Engineering Infrastructure <u>AB</u> | <input checked="" type="checkbox"/> Planning <u>DM</u>    |                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> Engineering Public Works _____                  | <input checked="" type="checkbox"/> Real Estate <u>JR</u> |                                                                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> Environment <u>EN</u>                | <input checked="" type="checkbox"/> Solicitor <u>HG</u>   |                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> Facilities _____                                | <input type="checkbox"/> Transportation _____             |                                                                                                                                                                                                                                                                                                                                           |

# **The Corporation of the District of North Vancouver**

## **Bylaw 8806**

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900, 2011

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

### **Citation**

1. This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8806, 2026 (Amendment 65)”.

### **Amendments**

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
  - a) Amend Part 1: Community Structure, Map 2: The District of North Vancouver Official Community Plan – Land Use Map by changing the land use designation from “Residential Level 2: Detached Residential” (RES2) to “Parks, Open Space, and Natural Areas” (POSNA) for the properties illustrated on Schedule A.

**READ** a first time July 20, 2026 by a majority of all Council members.

**PUBLIC HEARING** held

**READ** a second time by a majority of all Council members.

**READ** a third time by a majority of all Council members.

**ADOPTED**

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Mayor

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Corporate Officer

## Schedule A to Bylaw 8806

### District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8806 (Amendment 65)



Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation, on Map 2, of the properties from "Residential Level 2: Detached Residential" (RES2) to "Parks, Open Space, and Natural Areas" (POSNA)



# **The Corporation of the District of North Vancouver**

## **Bylaw 8810**

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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

### **1. Citation**

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1467 (Bylaw 8810)”.

### **2. Amendments**

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) The Zoning Map is amended in the case of the lands illustrated on Schedule A by rezoning the lands from Single-Family One Acre Zone (RS1) and Single-Family 7200 Zone (RS3) to Natural Parkland Zone (NPL).

**READ** a first time July 20, 2026

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

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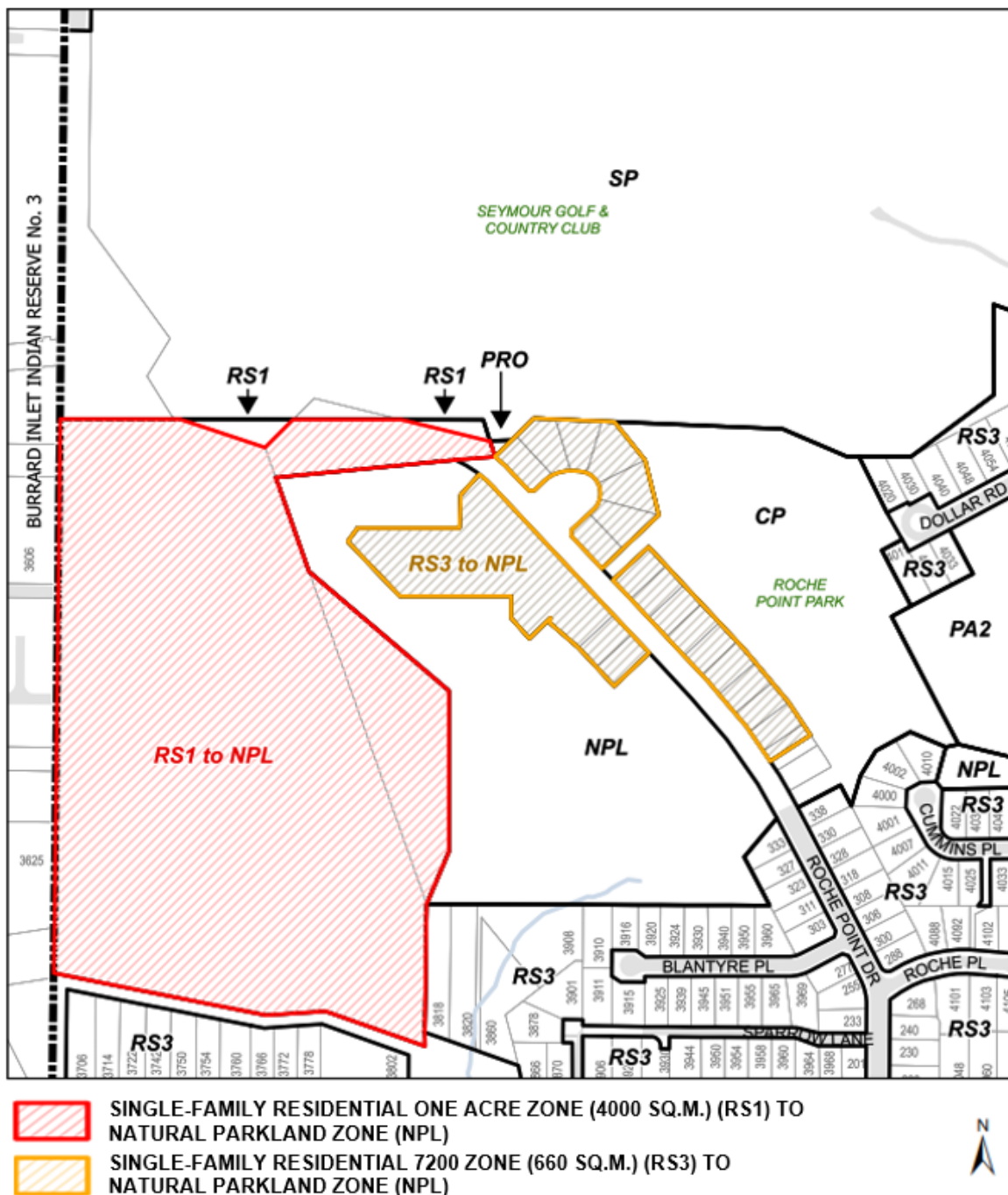
Mayor

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Corporate Officer

## Schedule A to Bylaw 8810

### District of North Vancouver Rezoning Bylaw 1467 (Bylaw 8810)



# PUBLIC HEARING

## 22 Unaddressed Properties Adjacent to Roche Point Park OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS

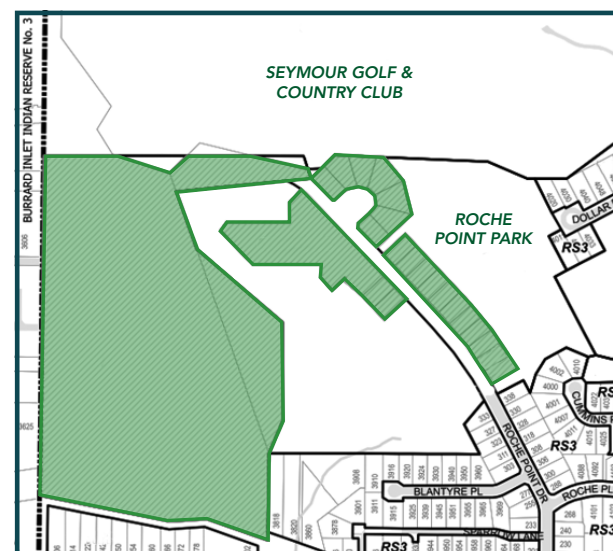
**When:** Tuesday, September 8, 2026 at 7pm

**Where:** Council Chambers, 355 West Queens Road, North Vancouver, BC

**What:** A Public Hearing for Bylaw 8806, proposed amendments to the Official Community Plan (OCP), and Bylaw 8810, proposed amendments to the Zoning Bylaw, to allow for park dedication by bylaw of Roche Point Park and nearby forest on municipal property.

**What changes:** Bylaw 8806 proposes to amend the OCP in general terms by changing the land use designation of four unaddressed parcels identified in the drawing from Residential Level 2: Detached Residential (RES2) to Parks, Open Space and Natural Areas (POSNA).

Bylaw 8810 proposes to amend the District's Zoning Bylaw in general terms by rezoning portions of two parcels adjacent to Roche Point Park from Single-Family Residential One Acre (RS1) Zone to Natural Parkland (NPL) Zone, and 20 parcels (portions of or the entire parcel) from Single-Family Residential 7200 (RS3) Zone to Natural Parkland (NPL) Zone as identified in the drawing above.



**How:** Public Hearing will be held in a hybrid format with a combination of in-person and electronic participation by some or all members of council, or by staff and the public. The public are invited to attend at the Council Chambers where they will be able to see and hear the entire proceedings. Those wishing to view or to participate in the meeting electronically may do so at <https://dnv.org.zoom.us/j/644484156494> or by phone by dialling 1-778-907-2071 and entering webinar ID 644 8415 6494.

**When and How can I provide input?** We welcome your input on September 8, 2026 at 7pm. You may sign up to speak at the hearing by contacting the Corporate Officer at [signup@dnv.org](mailto:signup@dnv.org) prior to 3pm, Tuesday, September 8, 2026. You may also provide a written submission at any time prior to the close of the public hearing by sending it to the Corporate Officer at [input@dnv.org](mailto:input@dnv.org) or by mail to Corporate Officer, 355 West Queens Road, District of North Vancouver, BC, V7N 4N5. After the speakers list has been exhausted, there will be an opportunity for additional speakers who had not signed up in advance to make submissions. *Please note that Council may not receive further submissions from the public concerning the proposal after the conclusion of the public hearings.*

### Need more info?

Copies of the bylaw are available for review at 355 West Queens Road, North Vancouver, BC, between 8:00am and 4:30pm Monday to Friday (except holidays), starting August 25, 2026 or online at **[DNV.org/agenda](https://dnv.org/agenda)**.

A misty forest scene with a stream and fallen logs. The image shows a dense forest with many green ferns and trees. A stream flows through the center, with several large, moss-covered logs lying across it. The mist is thick, creating a soft, ethereal atmosphere.

# Roche Point Park Dedication Update

July 20, 2026  
Regular Council Meeting

# Background

- Motion passed at April 27, 2026  
Regular Council Meeting:

*That Council direct staff to prepare bylaws for consideration and bring forward relevant information for consideration related to the Roche Point Parklands.*



# Park Dedication Bylaw

- Optional & additional layer of protection for municipal-owned parks
- Section 30 of the *Community Charter*
  - Dedication bylaw restricts the use of lands for park purposes only
  - Lands must remain owned by the local government
  - Adoption of park dedication bylaw requires affirmative vote of 2/3 of Council
  - Removal of park dedication bylaw requires assent of the electors

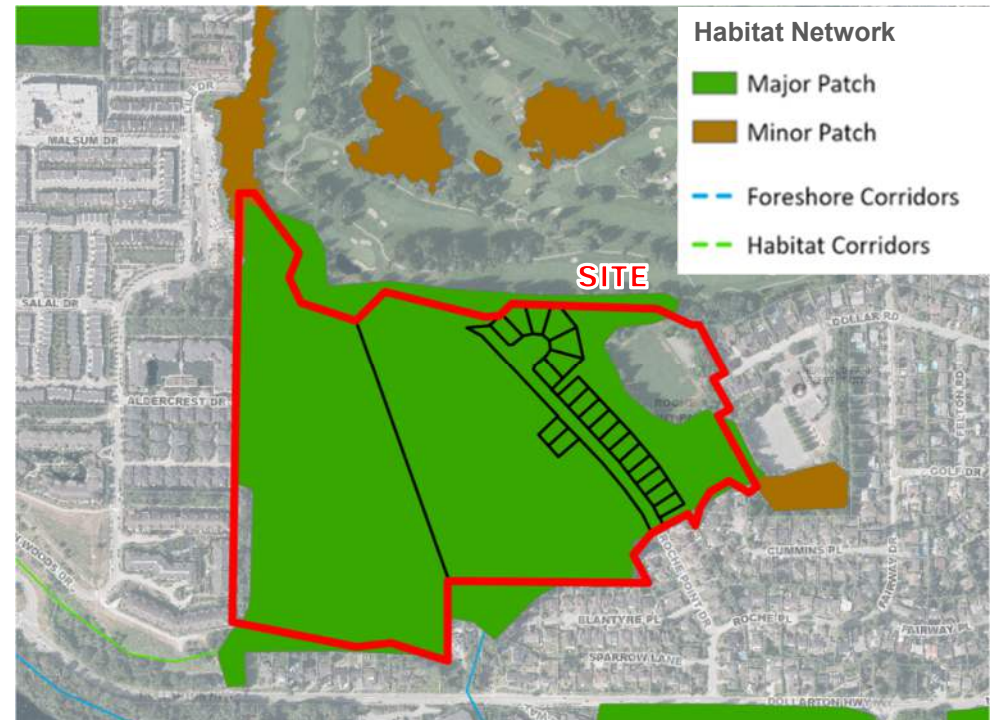
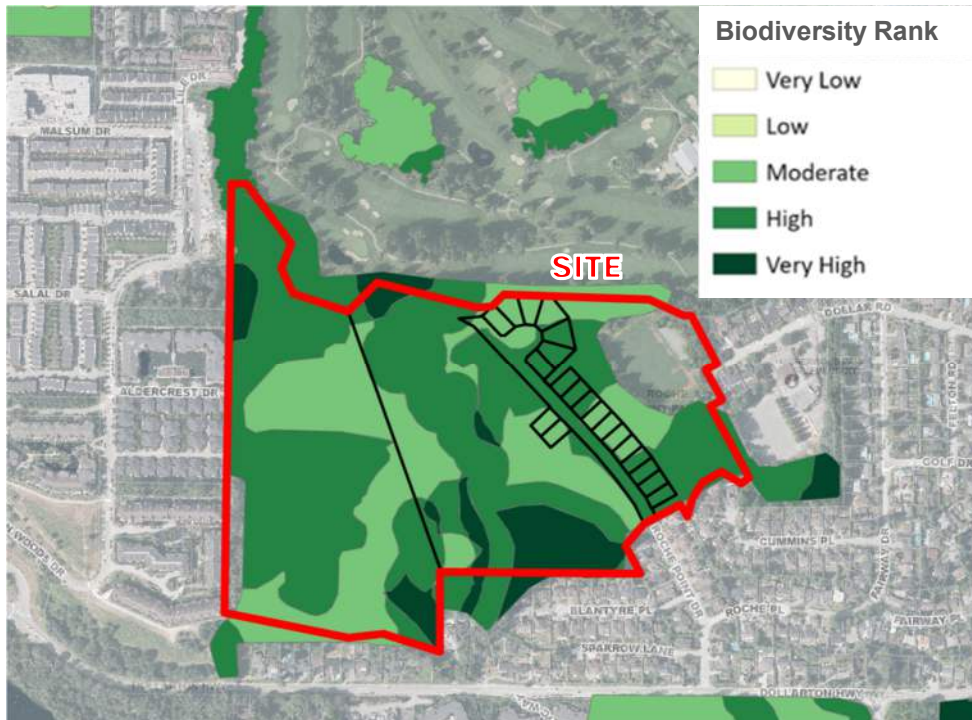
# Roche Point Area Parklands

Site:

- 23 District-owned parcels
- Roche Point Park and forest
- Approximately 25.75 hectares (63.6 acres)

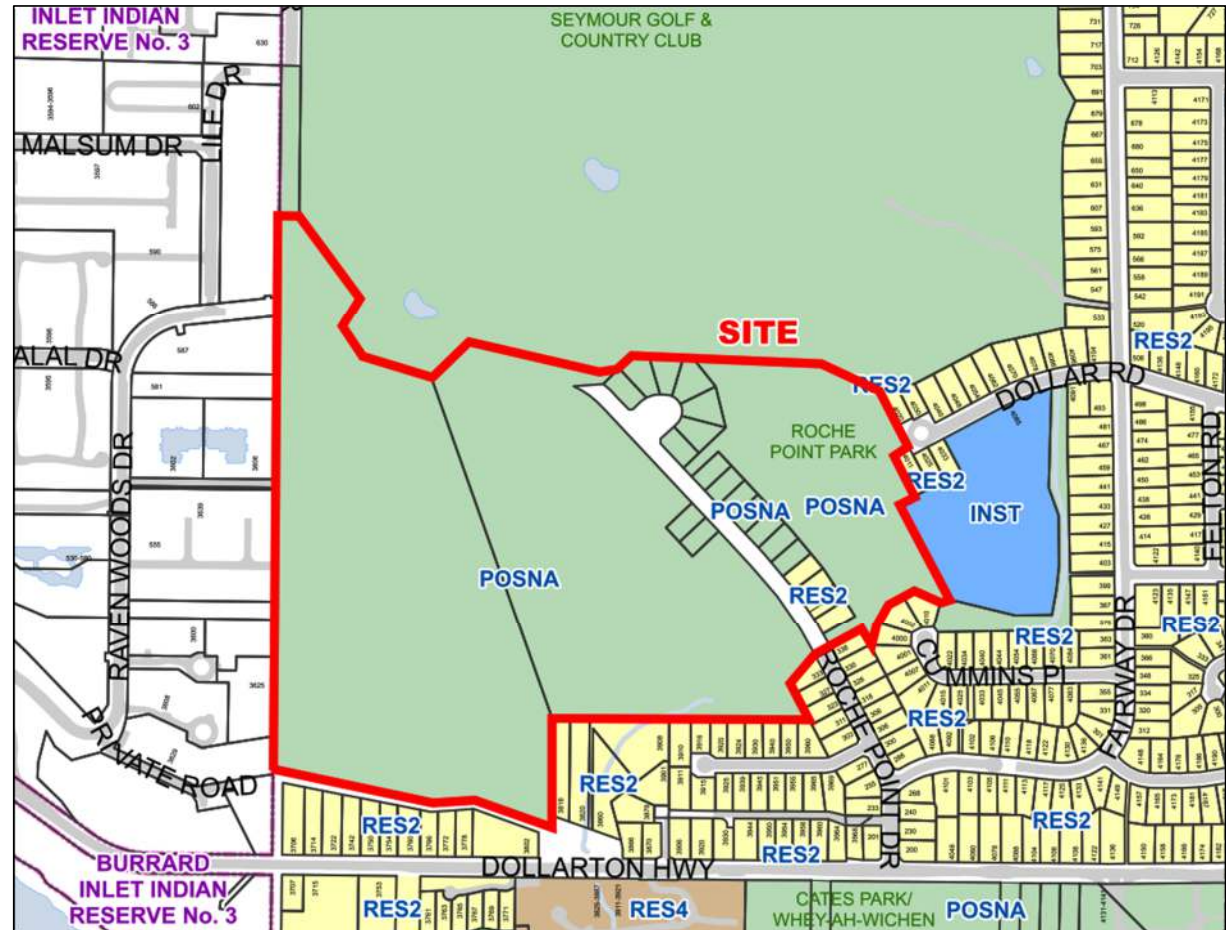


# Environmental Value



# Existing OCP

- Mix of POSNA and RES2 designations



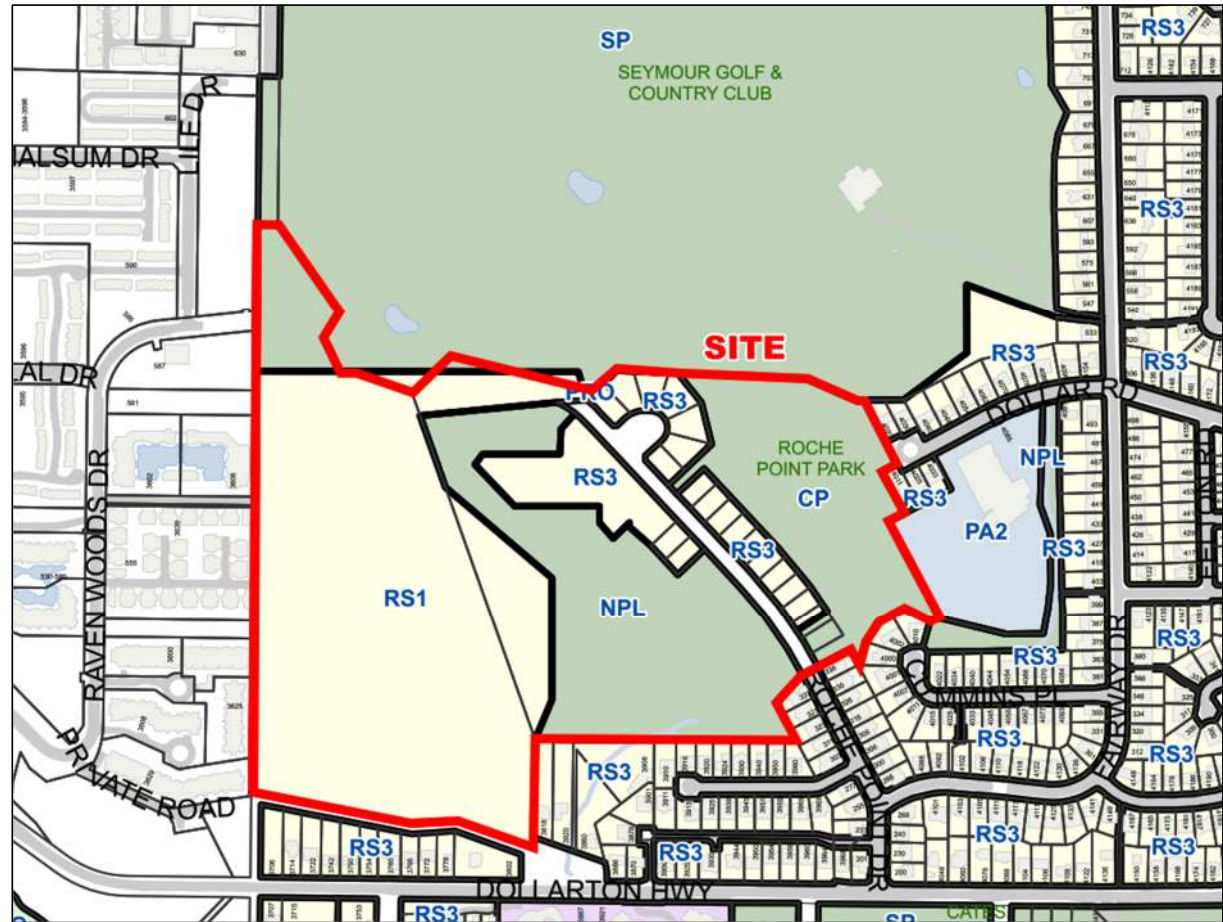
# Existing OCP

- Mix of POSNA and RES2 designations
- **Proposed Bylaw 8806** to change designations of four single-family lots from RES2 to POSNA
- Required prior to dedication bylaw



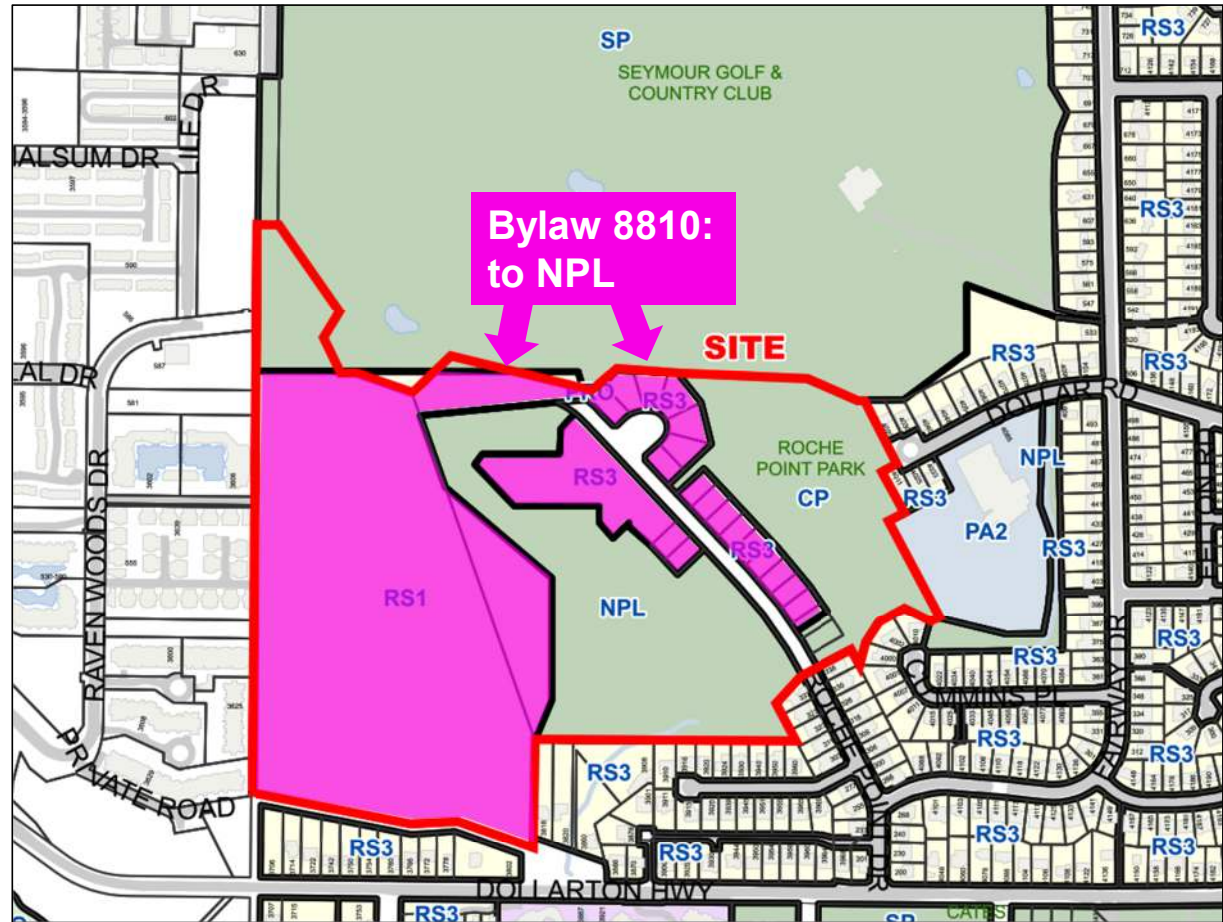
# Existing Zoning

- Mix of zoning:
  - Parks (SP, CP, NPL, PRO)
  - Residential (RS1, RS3)



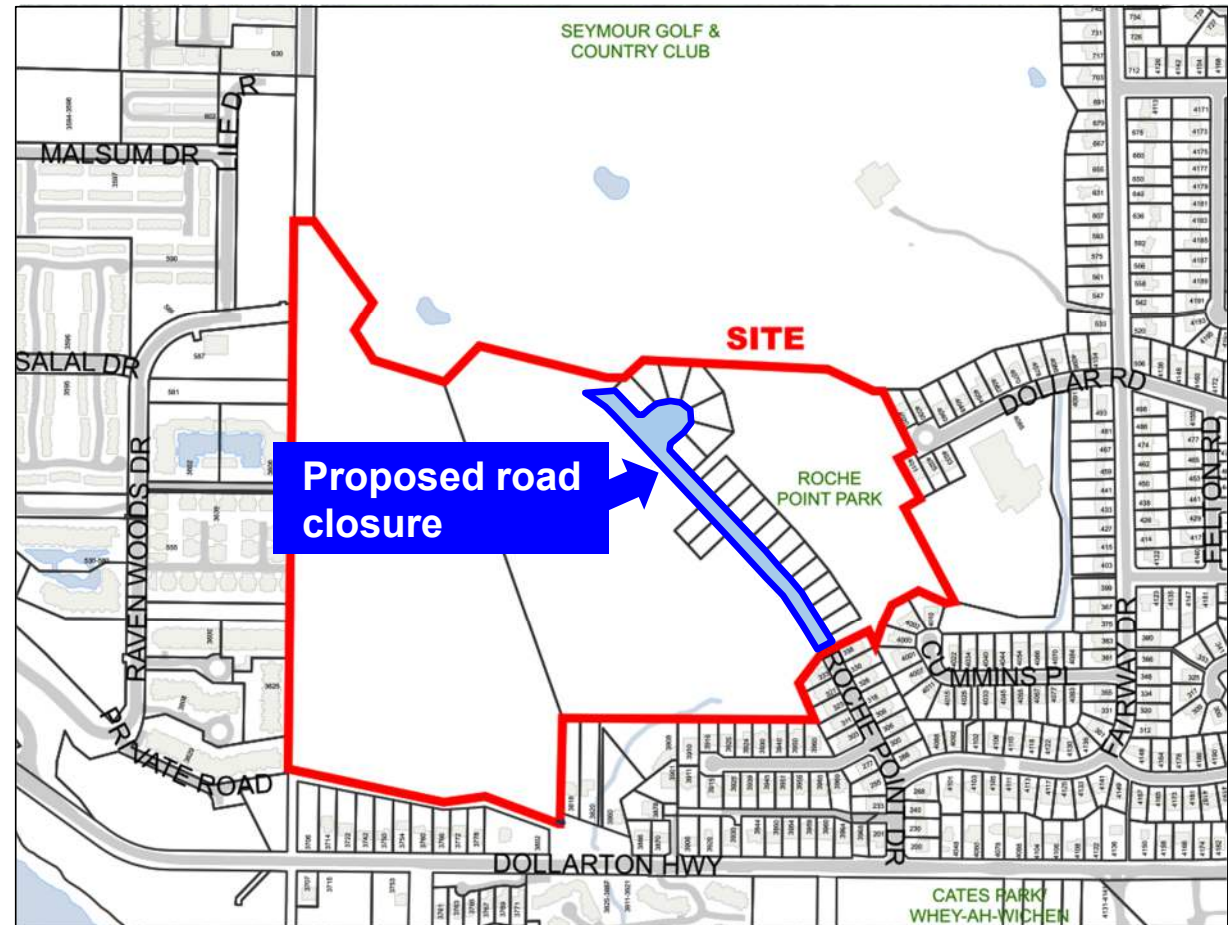
# Existing Zoning

- Mix of zoning:
  - Parks (SP, CP, NPL, PRO)
  - Residential (RS1, RS3)
- **Proposed Bylaw 8810** to **rezone** portions of site **from residential (RS1, RS3) to natural parkland (NPL)**

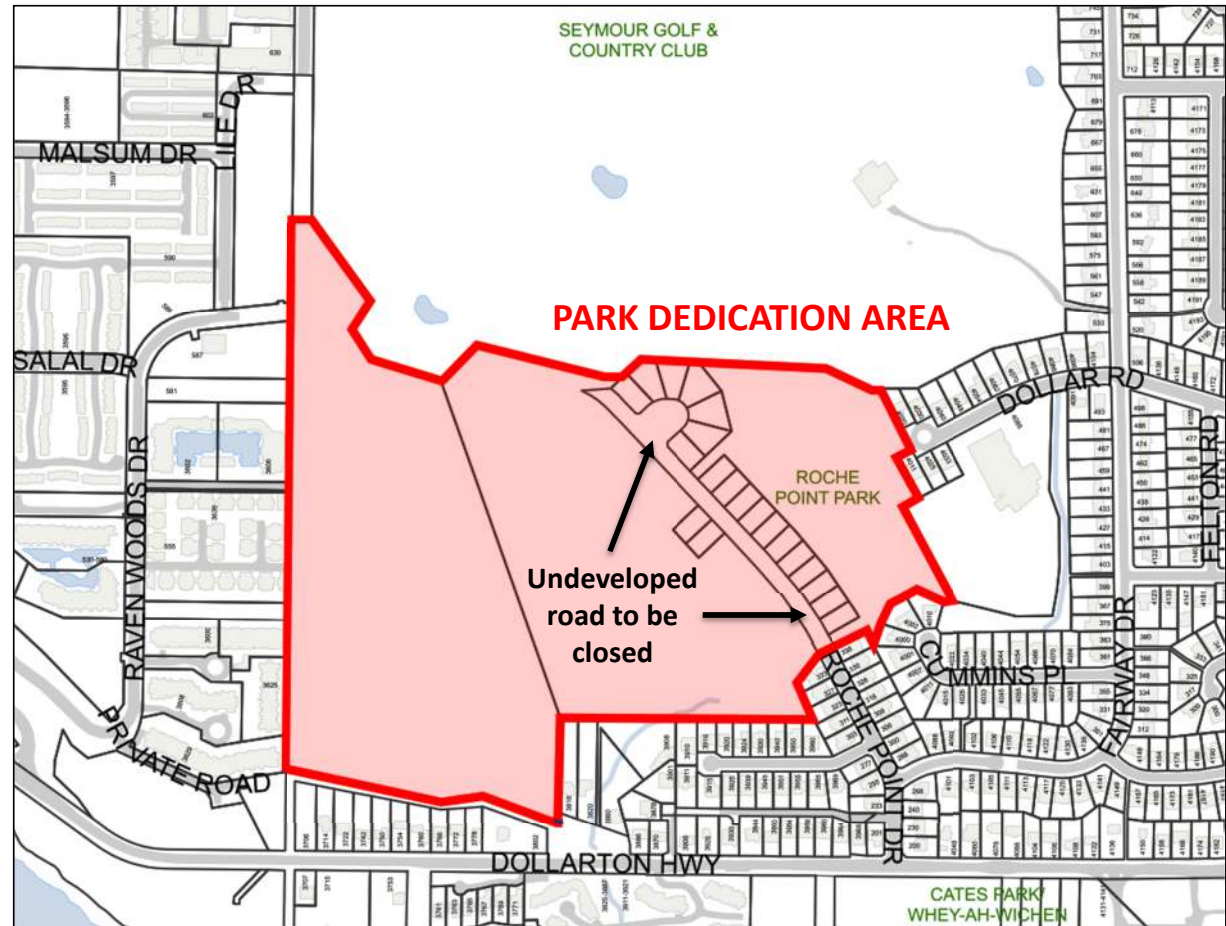


# Proposed Road Closure

- **Proposed road closure** of existing undeveloped road (approx. 0.8 hectares)



# Proposed Roche Point Park Dedication Bylaw

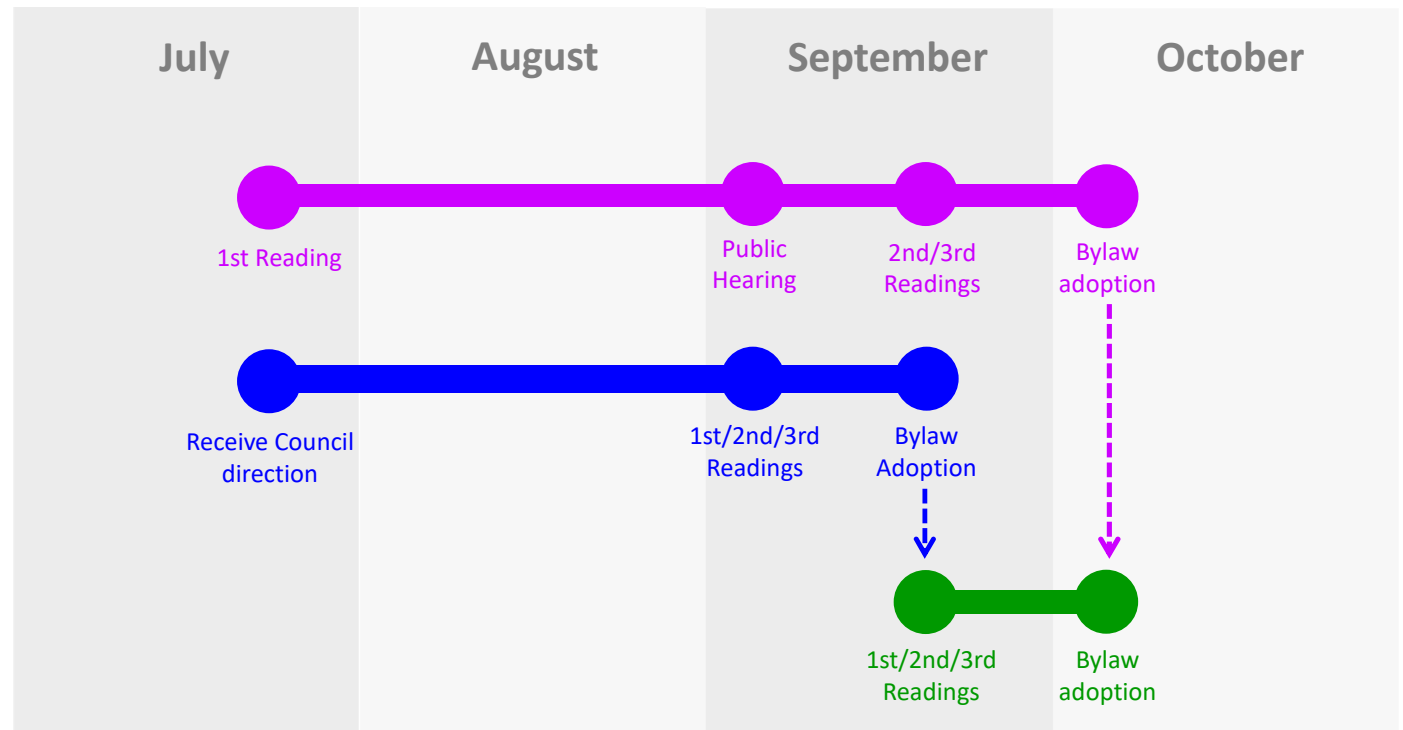


# Proposed Workplan and Approval Process

**OCP and Zoning Bylaw amendments**  
(Bylaws 8806 and 8810)

**Road closure bylaw**

**Park dedication bylaw**



**355 West Queens Road  
North Vancouver, BC  
V7N 4N5**

**604-990-2311**

**Thank you**

| AGENDA INFORMATION                                  |             |
|-----------------------------------------------------|-------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: _____ |
| <input type="checkbox"/> Other:                     | Date: _____ |

|                  |                 |     |
|------------------|-----------------|-----|
| Dept.<br>Manager | GM/<br>Director | CAO |
|------------------|-----------------|-----|

## The District of North Vancouver REPORT TO COUNCIL

April 16, 2026

File:

**AUTHOR:** Councillor Lisa Muri

**SUBJECT:** Roche Point Park Dedication

### RECOMMENDATION:

THAT Council direct staff to prepare bylaws for consideration and bring forward relevant information for consideration related to the Roche Point Parklands.

### REASON FOR REPORT:

Certain lands in the Roche Point area owned by the District of North Vancouver include natural areas with extensive tree canopies that need protection to be preserved for future generations (Figure 1). The District has a unique opportunity to ensure their preservation by dedicating these municipally-owned lands, by bylaw, as park.

The District of West Vancouver recently announced 780 hectares of mountain forest into new parkland with the support of BC Parks Foundation (Source: [District of West Vancouver 2024 Announcement \(bcparksfoundation.ca\)](https://www.bcparksfoundation.ca/district-of-west-vancouver-2024-announcement)). The District of North Vancouver would do well to follow their example in preserving District forests for future generations to come.

### BACKGROUND:

Over the years, the District has considered reports authored by Mr. David Cook. His report on the Roche Point forest, as provided to the District of North Vancouver in 2012, is below:

- Biophysical Analysis and Recommendation for Rezoning to Parkland of Roche Point Forest, District of North Vancouver, December 23, 2012.

The report catalogues:

- The Roche Point Forest is a selectively logged old-growth forest variably zoned as PRO (Roche Point Park West), RS1 & RS3 and that it exhibits a number of old-growth forest characteristics together with high biodiversity value; and,
- Roche Point Forest is a wildlife corridor and presently a highly functional ecosystem with diverse and abundant flora and fauna showing some old-growth forest characteristics, also containing various heritage trees.

**SUBJECT: Roche Point Park Dedication**

April 16, 2026

**EXISTING POLICY:**

This area is currently designated as Parks, Open Space, and Natural area in the District's [Official Community Plan](#). However, the majority of the lands are currently zoned single-family residential (RS1 & RS3), and are not currently dedicated as park.

**Dedication of Parkland:**

The *Community Charter* provides Council the opportunity to dedicate municipal-owned lands as parkland, by bylaw. Roche Point Park area is in Figure 1 below. This would provide enhanced protection for the preservation of the Roche Point Forest area.



**Figure 1. Roche Point Park Area**

**SUBJECT: Roche Point Park Dedication**

April 16, 2026

**Conclusion:**

District Council has a unique opportunity to explore preserving old growth and second growth forests within the municipality by dedicating new park, which would preserve these lands for future generations.

**Options:**

1. That the motion, as presented, be supported; or,
2. That the motion, as presented, be amended; or,
3. That the motion, as presented, is not supported.

Respectfully submitted,



Lisa Muri  
Councillor

**REVIEWED WITH:**

|                                                   |       |
|---------------------------------------------------|-------|
| <input type="checkbox"/> Business and Economic    | _____ |
| <input type="checkbox"/> Bylaw Services           | _____ |
| <input type="checkbox"/> Clerk's Office           | _____ |
| <input type="checkbox"/> Climate and Biodiversity | _____ |
| <input type="checkbox"/> Communications           | _____ |
| <input type="checkbox"/> Community Planning       | _____ |
| <input type="checkbox"/> Development Engineering  | _____ |
| <input type="checkbox"/> Development Planning     | _____ |
| <input type="checkbox"/> Engineering Operations   | _____ |
| <input type="checkbox"/> Environment              | _____ |
| <input type="checkbox"/> Facilities               | _____ |

|                                                |       |
|------------------------------------------------|-------|
| <input type="checkbox"/> Finance               | _____ |
| <input type="checkbox"/> Fire Services         | _____ |
| <input type="checkbox"/> GIS                   | _____ |
| <input type="checkbox"/> Human Resources       | _____ |
| <input type="checkbox"/> Integrated Planning   | _____ |
| <input type="checkbox"/> ITS                   | _____ |
| <input type="checkbox"/> Parks                 | _____ |
| <input type="checkbox"/> Real Estate           | _____ |
| <input type="checkbox"/> Review and Compliance | _____ |
| <input type="checkbox"/> Solicitor             | _____ |
| <input type="checkbox"/> Utilities             | _____ |

External Agencies:

|                                              |       |
|----------------------------------------------|-------|
| <input type="checkbox"/> Library Board       | _____ |
| <input type="checkbox"/> Museum and Archives | _____ |
| <input type="checkbox"/> NSEM                | _____ |
| <input type="checkbox"/> NS Health           | _____ |
| <input type="checkbox"/> NVRC                | _____ |
| <input type="checkbox"/> RCMP                | _____ |
| <input type="checkbox"/> Other:              | _____ |

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**DISTRICT OF NORTH VANCOUVER  
REGULAR MEETING OF COUNCIL**

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:02 p.m. on Monday, April 27, 2026 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor Mike Little  
Councillor Jordan Back  
Councillor Betty Forbes  
Councillor Jim Hanson  
Councillor Herman Mah  
Councillor Lisa Muri  
Councillor Catherine Pope

**Staff:** Mike Fox, Chief Administrative Officer  
Nicola Chevallier, General Manager – Engineering Public Works  
Peter Cohen, General Manager – Engineering Infrastructure Services  
Rick Danyluk, General Manager – Finance and Chief Financial Officer  
Caroline Jackson, General Manager – Climate Action and Parks  
Dan Milburn, General Manager – Planning, Properties and Permits  
Zeralynne Te, Acting Director, Community Planning and Housing  
Genevieve Lanz, Director – Legislative Services and Corporate Officer  
Neonila Lilova, Manager – Business and Economic Development  
Eirikka Brandson, Community Planner  
Tanja Oswald, Community Planner  
Cheryl Archer, Confidential Council Clerk  
Amanda Day, Administration Clerk

**1. ADOPTION OF THE AGENDA**

**1.1. April 27, 2026 Regular Meeting Agenda**

**MOVED by Mayor LITTLE**

**SECONDED by Councillor MURI**

THAT the agenda for the April 27, 2026 Regular Meeting of Council for the District of North Vancouver is:

- a) amended to consider item 8.7 before item 8.1; and,
- b) adopted as amended.

**CARRIED**

## **2. ADOPTION OF MINUTES**

### **2.1. March 2, 2026 Regular Meeting of Council**

**MOVED by Councillor MURI**

**SECONDED by Councillor FORBES**

THAT the minutes of the March 2, 2026 Regular Meeting of Council are adopted.

**CARRIED**

## **3. PUBLIC INPUT**

### **3.1. David Cook:**

- Spoke in support of item 8.7 Roche Point Park Dedication;
- Commented on the history, biodiversity, and configuration of the park;
- Noted that the park is an essential part of wildlife connections between the mountains and Burrard Inlet.

### **3.2. Robin Delaney:**

- Advised that he lives and owns a business in Edgemont Village;
- Expressed opposition to allowing a vape shop to open in Edgemont Village;
- Noted that the store's original window wrap had images of candy and they were advised to take it down; and,
- Opined that the store targets children.

### **3.3. Emily Segal:**

- Advised that she lives in Edgemont;
- Stated that her children expressed excitement regarding a snack shop opening in Edgemont Village and they are confused by the concept of a vape shop with snacks;
- Expressed concern regarding the bridge colours and images of snacks and energy drinks on the store's window wrap;
- Acknowledged that the business has a right to operate; and,
- Opined that the business is unhealthy and targets children.

### **3.4. Alice Hamilton:**

- Spoke in support of item 8.7 Roche Point Park Dedication;
- Advised that she is a resident in the Seymour area;
- Commented on the forest and trails; and,
- Stated that dedicating Roche Point Park as parkland would protect old growth and heritage trees.

**4. RECOGNITIONS**

Nil

**5. DELEGATIONS**

**5.1. Cairnstone Planning on Behalf of Northern Development Initiative Trust**

Re: Prince George to North Vancouver Railway:

Transitioning from Class 1 Management

Peter Scholz, Planner, Cairnstone Planning, provided information on the discontinuation of CN Rail's service in the Sea to Sky Corridor and implications for freight and passenger transport. Mr. Scholz requested that the District oppose the shutdown of rail service in the corridor, noting that there is interest from possible partners to take up short lines and that there is sufficient anticipated latent demand for freight and passenger rail service for partners to operate.

**MOVED by Councillor MURI**

**SECONDED by Councillor MAH**

THAT the delegation of the Cairnstone Planning on Behalf of Northern Development Initiative Trust is received for information.

**CARRIED**

**6. RELEASE OF CLOSED MEETING DECISIONS**

Nil

**7. COMMITTEE OF THE WHOLE REPORT**

Nil

**8. REPORTS FROM COUNCIL OR STAFF**

**8.7. Roche Point Park Dedication**

File No.

**MOVED by Councillor MURI**

**SECONDED by Councillor MAH**

THAT Council direct staff to prepare bylaws for consideration and bring forward relevant information for consideration related to the Roche Point Parklands.

**CARRIED**

Mayor LITTLE left the meeting at 7:56 p.m.

Councillor MURI assumed the Chair.

**8.1. Passenger Rail Services Within the Sea to Sky Corridor**

File No.

**MOVED by Councillor MURI**

**SECONDED by Councillor MAH**

WHEREAS the District recognizes the importance of exploring a Sea to Sky Rail network capable of meeting the long-term mobility, environmental, and economic needs of regional communities and stakeholders;

THEREFORE BE IT RESOLVED THAT the District of North Vancouver Council send a letter to the Minister of Transportation and Transit expressing Council's support for the reestablishment of passenger and commuter rail services within the Sea to Sky corridor.

**CARRIED**

Absent for Vote: Mayor LITTLE

**8.2. Business Licence Bylaw Housekeeping Amendment to Reflect Updated Non-medical Retail Cannabis Policy**

File No.

**MOVED by Councillor BACK**

**SECONDED by Councillor MAH**

THAT "Business Licence Bylaw 4567, 1974 Amendment Bylaw 8788, 2026 (Amendment 56)" is given FIRST Reading;

AND THAT Bylaw 8788 is referred to a Public Input Opportunity.

**CARRIED**

Absent for Vote: Mayor LITTLE

**8.3. Update: Lower Mackay Creek Area Parking Restrictions**

File No.

**MOVED by Councillor BACK**

**SECONDED by Councillor MAH**

THAT the April 14, 2026 report of the Community Planner entitled Update: Lower Mackay Creek Area Parking Restrictions is received for information.

**CARRIED**

Absent for Vote: Mayor LITTLE

**8.4. Residential Tenant Relocation Assistance Bylaw – Clarification on Eligible Tenants**  
File No.

**MOVED by Councillor MAH**

**SECONDED by Councillor MURI**

THAT the February 9, 2026 report of the Community Planner entitled Residential Tenant Relocation Assistance Bylaw – Clarification on Eligible Tenants is received for information.

**CARRIED**

Absent for Vote: Mayor LITTLE

Councillor POPE left the meeting at 8:43 p.m. and returned at 8:45 p.m.

Councillor MAH left the meeting at 9:15 p.m. and returned at 9:17 p.m.

**8.5. Building Safer Communities Fund – Youth Friendly North Shore Final Report**  
File No.

**MOVED by Councillor MURI**

**SECONDED by Councillor POPE**

THAT staff are directed to work with the City of North Vancouver and the District of West Vancouver to review and update the municipal youth services policy framework to reflect current evidence-based practices and emerging youth needs, and report back to Council with proposed updates;

AND THAT staff are directed to engage community service providers and partners in the municipal youth services policy review process to ensure alignment with current service delivery models;

AND THAT DNV and North Vancouver Recreation and Culture Commission (NVRC) staff collaborate to support coordinated youth service delivery across service areas (Capilano, Lynn Valley, Seymour);

AND THAT staff and NVRC work with community partners to explore opportunities to sustain and coordinate late-night recreation programming under a shared Youth Friendly North Shore banner;

AND THAT staff continue to explore opportunities to sustain the Youth Services Community of Practice in partnership with community organizations;

AND THAT staff review and bring back to Council for approval District grant program criteria to identify opportunities to better support youth-led initiatives.

**CARRIED**

Absent for Vote: Mayor LITTLE

**8.6. Advocacy to the Province on the 2027 B.C. Budget**  
File No.

**MOVED by Councillor POPE**

**SECONDED by Councillor HANSON**

THAT Council confirm interest in presenting to the Select Standing Committee on Finance and Government Services as part of the Legislative Assembly of British Columbia's Budget 2027 Consultation process;

AND THAT Council define the scope of the presentation to include:

- Funding for a new crossing to the North Shore and immediate funding for Bus Rapid Transit;
- Improving funding for affordable housing;
- Allow North Shore residents to defer their utility bills;
- Fair distribution of North Shore Wastewater Treatment Plant (NSWWTP) costs;
- Changes to the *Ports Property Tax Act* to ensure fairness and equity in tax distribution.

**CARRIED**

Absent for Vote: Mayor LITTLE

**9. REPORTS**

**9.1. Mayor**

Nil

**9.2. Chief Administrative Officer**

Nil

**9.3. Councillors**

**9.3.1. Councillor Mah reported on his attendance at the following:**

- A tour with District senior staff of a home operated by the Intellectual Disabilities Society on April 8, 2026;
- The Seniors Voice Forum on April 8, 2026;
- The North Vancouver Chamber of Commerce event on April 9, 2026 on the future of transportation on the North Shore;
- The North Shore Disability Resource Centre 50<sup>th</sup> Anniversary gala on April 9, 2026; and,
- Blueridge Community Association's Cozy Night on April 21, 2026.

**9.3.2. Councillor Muri reported on the following:**

- Her attendance at the North Shore Disability Resource Centre 50<sup>th</sup> Anniversary gala on April 9, 2026;
- Her attendance at the Metro Vancouver Council of Council meeting on April 25, 2026;
- The upcoming Lower Mainland Local Government Association conference LMLGA conference April 29 to May 1, 2026; and,
- Opening day will be held at local marinas in the near future.

**9.4. Metro Vancouver Committee Appointees**

Nil

**10. ADJOURNMENT**

**MOVED by Councillor BACK**

**SECONDED by Councillor FORBES**

THAT the April 27, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

**CARRIED**

(10:08 p.m.)

Absent for Vote: Mayor LITTLE

  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Corporate Officer