

AGENDA

PUBLIC HEARING

Tuesday, September 8, 2026

7:00 p.m.

Council Chambers, Municipal Hall

355 West Queens Road

North Vancouver, BC

Watch at <https://dnvorg.zoom.us/j/64484156494>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Herman Mah

Councillor Lisa Muri

Councillor Catherine Pope



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AGENDA

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətał (Tsleil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

22 Unaddressed Properties Adjacent to Roche Point Park Official Community Plan and Zoning Bylaw Amendments

- 1. OPENING BY THE MAYOR**
- 2. INTRODUCTION OF BYLAW BY THE CORPORATE OFFICER**
- 3. PRESENTATION BY STAFF**
- 4. REPRESENTATIONS FROM THE PUBLIC**
- 5. QUESTIONS FROM COUNCIL**
- 6. COUNCIL RESOLUTION**
- 7. CLOSING**

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The Corporation of the District of North Vancouver

Bylaw 8806

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

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

Mayor

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

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

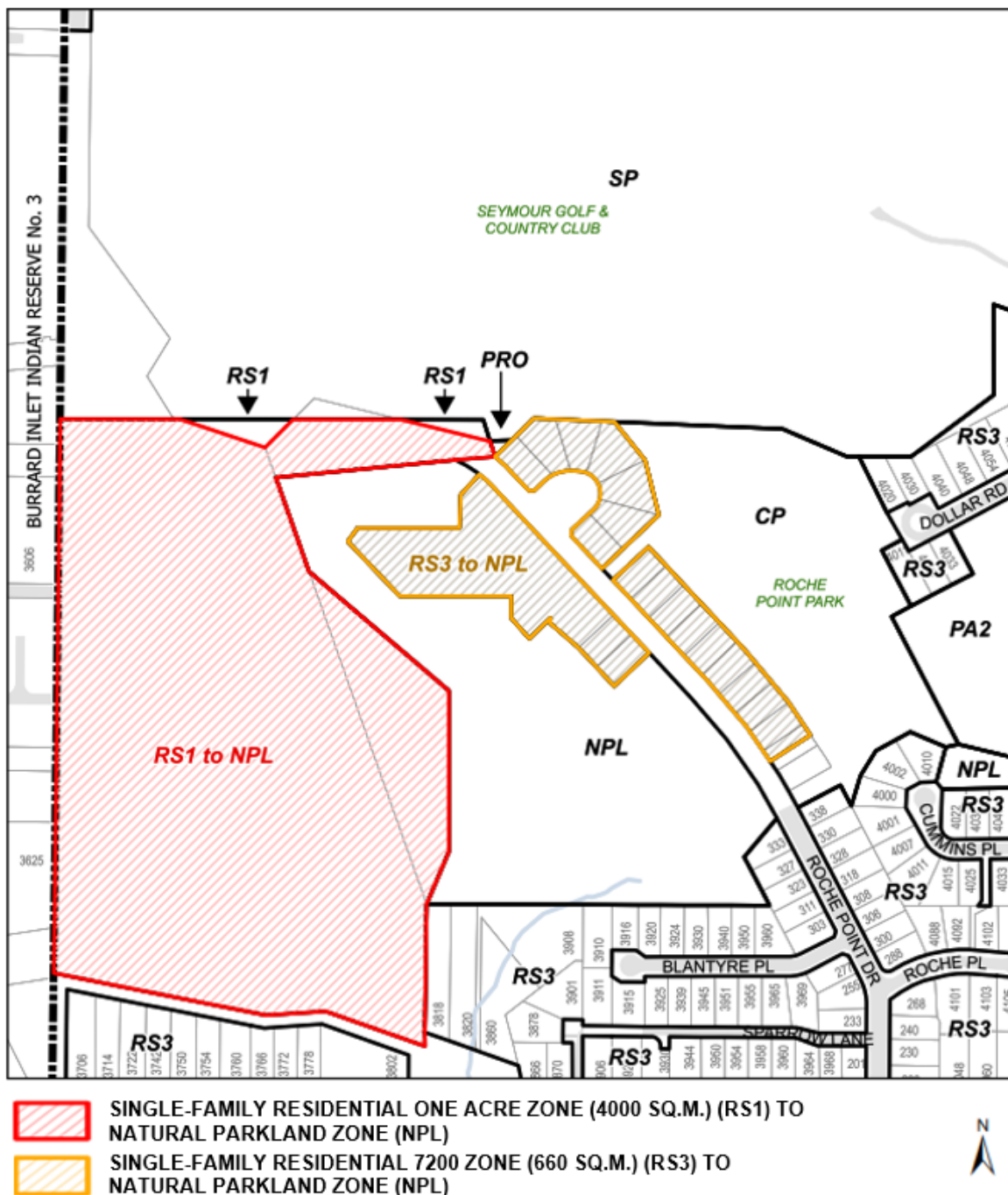
ADOPTED

Mayor

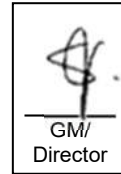
Corporate Officer

Schedule A to Bylaw 8810

District of North Vancouver Rezoning Bylaw 1467 (Bylaw 8810)



AGENDA INFORMATION	
☒ Regular Meeting	Date: <u>July 20, 2026</u>
☐ 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.

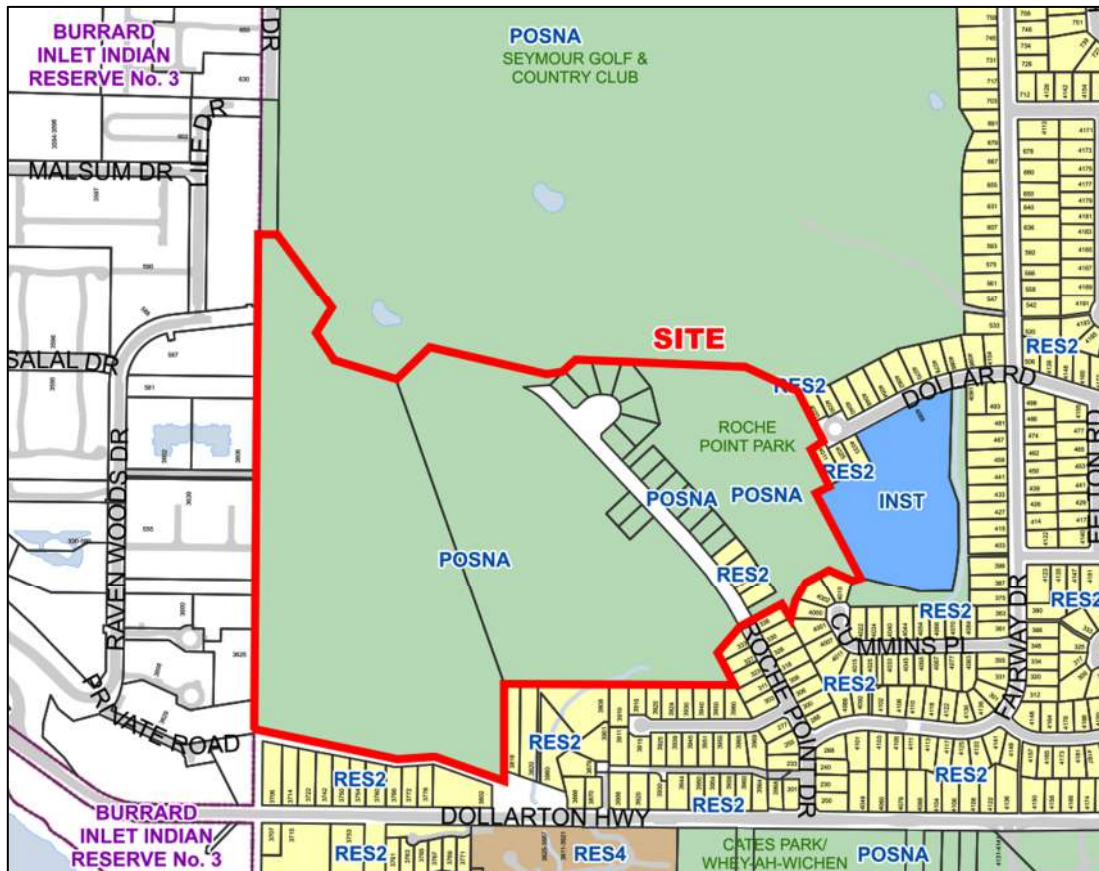
If adopted by Council, the park dedication bylaw would require the lands to be used only for park purposes and remain owned by the District. While there is no legislation that explicitly defines park purposes, land uses that courts have considered to be consistent with park purposes include ecological 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

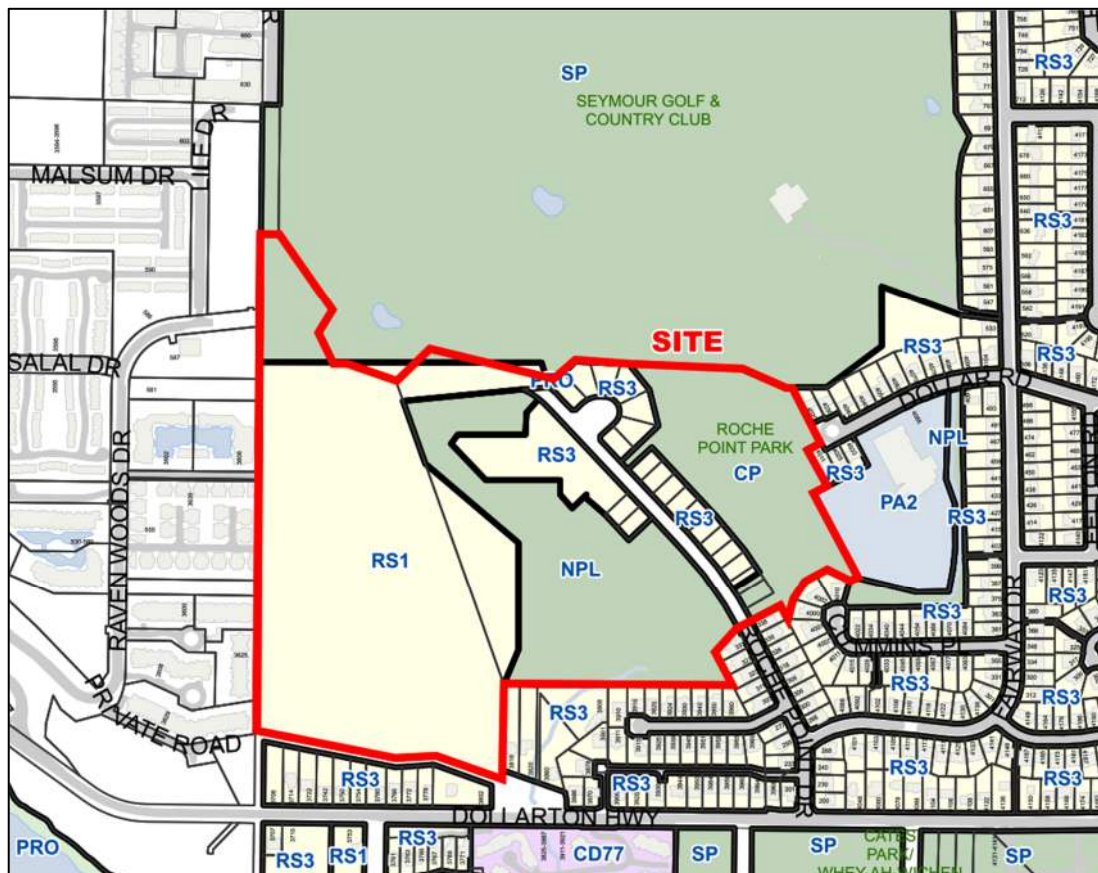


As per Section 478 of the *Local Government Act*, any bylaws adopted by Council after the adoption of the OCP must be consistent with the OCP. As the Site contains lands identified as RES2 in the OCP, as park designation bylaw would be inconsistent with the OCP; therefore, staff propose Bylaw 8806 (**Attachment 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 bylaw¹, 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;

¹ 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 Site²**Figure 6: Habitat Network of Site¹**

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 Cook³.

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

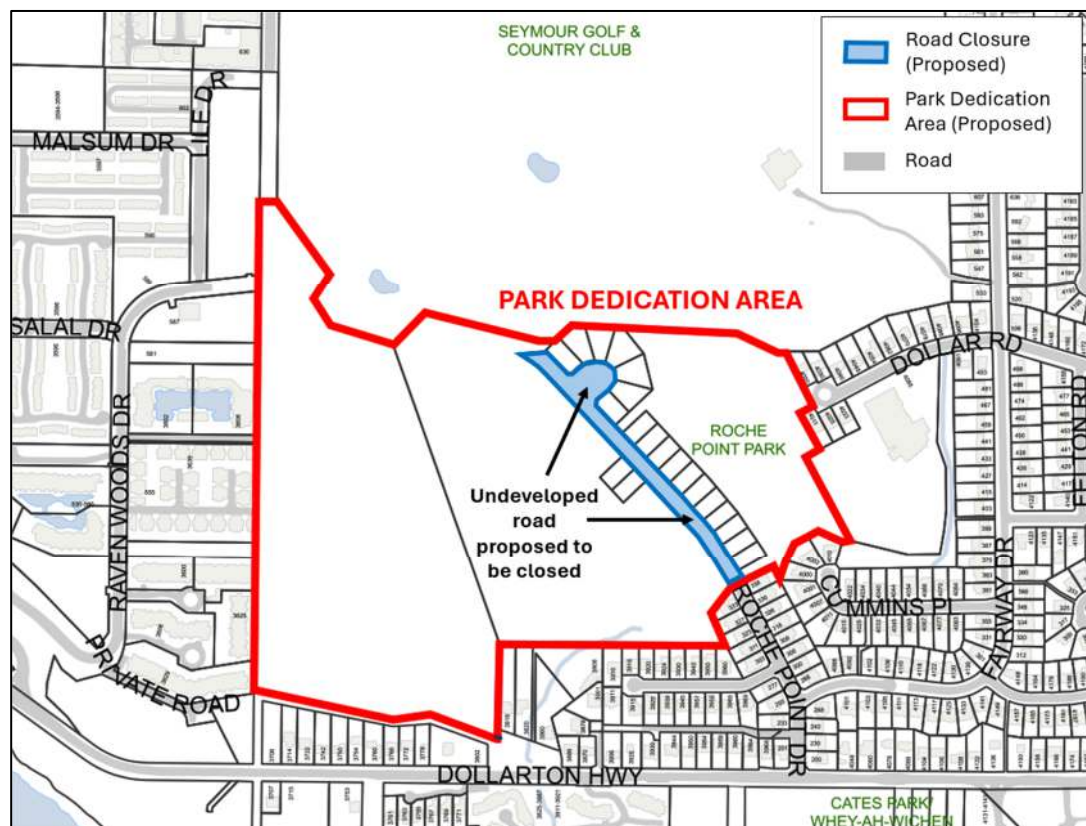
² Draft Nature and Biodiversity Strategy (April 2026)

³ "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

Proposed Workplan			
Item	OCP & Zoning Bylaw amendments	Undeveloped road closure	Park dedication
Description	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 Figure 7 above) and undertake necessary approvals process.	Council consider a park dedication bylaw for the area shown in Figure 7 above and undertake necessary approvals process.
Proposed Timing & Approvals Process			
July 2026	First Reading of Bylaws 8806 and 8810	Council direction to proceed	Council direction to proceed
August 2026		Staff prepare bylaw and complete necessary requirements	Staff prepare bylaw and complete necessary requirements
September 2026	- Public Hearing for Bylaws 8806 and 8810 - Second and Third Readings of Bylaws 8806 and 8810	- First, Second, Third Readings of road closure bylaw - Adoption of road closure bylaw	First, Second, Third Readings of park dedication bylaw
October 2026	Adoption of Bylaws 8806 and 8810		Adoption of park dedication bylaw (requires affirmative vote of at least two thirds of Council)

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:		
☐ Business and Economic	_____	☐ Finance
☐ Bylaw Services	_____	☐ Fire Services
☐ Clerk's Office	_____	☐ Golf
☐ Climate and Biodiversity	_____	☐ Housing
☐ Communications	_____	☐ Human Resources
☐ Community Planning	_____	☐ Integrated Planning
☐ Development Engineering	_____	☐ ITS
☐ Development Services	_____	☐ Parks
☒ Engineering Infrastructure	<u>AB</u>	☒ Planning
☐ Engineering Public Works	_____	☒ Real Estate
☒ Environment	<u>EN</u>	☒ Solicitor
☐ Facilities	_____	☐ Transportation
		External Agencies:
		☐ Library Board
		☐ Museum and Archives
		☐ NSEM
		☐ NS Health
		☐ NVRC
		☐ RCMP
		☐ Other:

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

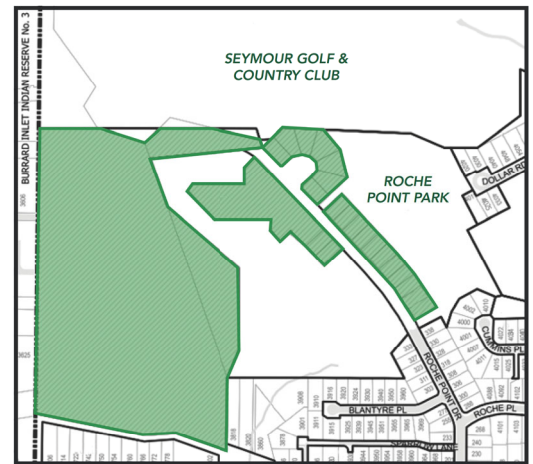
What: A Public Hearing for Bylaw 8806, proposed amendments to the Official Community Plan (OCP), and Bylaw 8810, proposed amendments to the Zoning Bylaw, to allow for park dedication by bylaw of Roche Point Park and nearby forest on municipal property.

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.

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/64484156494> 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 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 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 these applications 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).



Questions?

Nicole Foth, Parks Planning Project Manager,
fothn@dnv.org, 604-990-2354

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