

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

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

REPORT of the Public Hearing held on Tuesday, September 8, 2026 commencing at 7:02 p.m. in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Jordan Back (via Zoom)
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Lisa Muri (via Zoom)
Councillor Catherine Pope (7:03 p.m.)

Staff: Mike Fox, Chief Administrative Officer
Caroline Jackson, General Manager – Climate Action and Parks
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Nicole Foth, Parks Planning Project Manager
Cheryl Archer, Confidential Council Clerk
Amanda Day, Administration Clerk
Natalie Priestley, Administration Clerk

1. OPENING BY THE MAYOR

Councillor POPE arrived at this point in the proceedings. (7:03 p.m.)

Mayor Little welcomed everyone and advised that the Public Hearing was convened pursuant to Section 464 of the *Local Government Act*. Members of Council, staff, and the public participated in person and via Zoom and the Hearing was being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Mayor Little noted that public participation in the Public Hearing was accommodated by speakers having signed up in advance, as stated in the Notice of Public Hearing, as well as observers being provided the Zoom meeting information on the DNV website and in the Notice of Public Hearing. Written submissions would be received by the Corporate Officer and shared with Council. In this manner, all persons would be afforded a reasonable opportunity to be heard and present written submissions.

Mayor Little stated that:

- Following the staff presentation, speakers would be called from the established speakers list. At the end of the speakers list, the Chair would call on speakers from the audience;
- Each speaker would have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wished to speak had spoken once, speakers would then be allowed one additional five-minute presentation;
- Any additional presentations would be allowed at the discretion of the Chair;
- Speakers were reminded to refrain from repeating information from their previous presentations and to ensure all comments remained focused on the bylaws under consideration;
- If a written submission was provided, speakers were asked not to read the entire submission, noting that they could provide a summary or briefly reiterate the highlights;
- All members of the audience were asked to be respectful of one another as diverse opinions are expressed, noting that the meeting was an open and impartial forum for Council to hear everyone's views;
- Council's role at Public Hearings is to listen to the public, not to debate the merits of the bylaws;
- Council may ask clarifying questions during Public Hearings;
- A binder containing documents and submissions related to the bylaws is available for review in hard copy and online;
- Speaking opportunities would be provided for everyone who wished to provide input and the meeting would be continued on a second night, if required;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the meeting, or Council may close the meeting, after which Council should not receive further new information from the public.

2. INTRODUCTION OF BYLAWS BY CORPORATE OFFICER

Genevieve Lanz, Corporate Officer, introduced the proposed bylaws, stating that Bylaw 8806 proposes to amend the Official Community Plan in general terms by changing the land use designation of four unaddressed parcels adjacent to Roche Point Park 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.

3. PRESENTATION BY STAFF

Nicole Foth, Parks Planning Project Manager, provided an overview of the proposal elaborating on the introduction by the Corporate Officer. Ms. Foth advised that:

- The purpose of the bylaw amendments was to facilitate a future Park Dedication Bylaw;
- Council directed staff to proceed with a workplan for the preparation of a Park Dedication Bylaw at the July 20, 2026 Regular Council Meeting;
- Following the Public Hearing, additional readings of the bylaw would be brought forward for Council consideration as well as a Highway Closure Bylaw and Park Dedication Bylaw;
- Bylaw 8806 proposes to amend the Official Community Plan Bylaw to change the designation of four unaddressed, District-owned properties north of the end of Roche Point Drive from Residential Level 2: Detached Residential (RES2) to Parks, Open Space and Natural Areas (POSNA);
- Bylaw 8810 proposes to rezone 20 District-owned properties from Single-Family Residential One Acre (RS1) Zone and Single-Family Residential 7200 (RS3) Zone to Natural Parkland (NPL) Zone; and,
- A minor administrative correction was made to the legend in Bylaw 8810 after First Reading with the corrected version in the public hearing package.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. David Cook:

- Stated that he is in support of the proposal.

4.2. Tyrone Longstride:

- Spoke in support of the proposal;
- Described the personal importance of the park, including a deep love of nature and wildlife as well as life-changing and healing experiences; and,
- Noted that he picks up discarded dog waste bags and other items left behind to help keep the park clean.

4.3. Eli Mann:

- Spoke in support of the proposal;
- Noted he resides near the park;
- Commented on the importance of protecting the park; and,
- Noted that natural parkland provides opportunities for recreation and experiencing nature.

4.4. Corrie Kost:

- Commented on the public hearing process;
- Opined that the lack of dissenting opinions may indicate that the process was flawed and notification was inadequate;
- Commented on the implementation of the park dedication; and,
- Questioned if there are loopholes that would allow the dedication to be undone in the future.

4.5. Ben Baltson:

- Spoke in support of the proposal;
- Noted he resides near Roche Point Park;
- Stated that the park provides opportunities to experience nature as it was long ago and for activities such as meditation;
- Stated that the proposal benefits the community beyond the local neighbourhood;
- Commented on the importance of having nearby access to nature for young people and the next generations;
- Commented on the variety of lands and wildlife in the park; and,
- Stated that he enjoys Roche Point Park.

4.6. Tyrone Longstride SPEAKING FOR A SECOND TIME:

- Expressed agreement with the previous speaker;
- Noted that many parks include parking lots and many people and activities;
- Commented on the quiet nature of Roche Point Park and the opportunities this present to decompress and heal;
- Provided examples of the wide variety of wildlife that may be seen in the park, including banana slugs and barred owls; and,
- Stated that the park is a special place.

5. QUESTIONS FROM COUNCIL

Will the bulk of the park be natural parkland or will there be different designations?

In response to a question from Council, staff advised that area that is currently Roche Point Park to the east of the subject properties is zoned Community Park and includes a sports field and parking lot.

I realize that the workplan is still to be developed. At this point, is a parking area for visitors envisioned?

In response to a question from Council, staff advised that no further development of the parkland is currently envisioned and a future park planning process could include additional amenities.

Was Tsleil-Waututh Nation approached for their comments on this matter?

In response to a question from Council, staff advised that the Tsleil-Waututh Nation government was contacted regarding the process and was notified of the public hearing.

6. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor HANSON

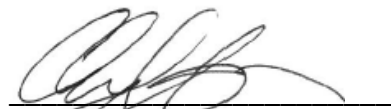
THAT the September 8, 2026 Public Hearing regarding Bylaws 8806 and 8810 is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8806, 2026 (Amendment 65)" is returned to Council for further consideration.

AND THAT "District of North Vancouver Rezoning Bylaw 1467 (Bylaw 8810)" is returned to Council for further consideration.

CARRIED
(7:27 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk