

COUNCIL AGENDA

Date: March 31, 2025 Item: 5.



**DISTRICT OF WEST VANCOUVER**  
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

## COUNCIL REPORT

Date:	March 25, 2025
From:	Corinne Ambor, Parks Stewardship Manager
Subject:	Protecting Parks in West Vancouver and Proposed Park Dedication Bylaw 5367, 2025
File:	1610-20-5367

### RECOMMENDATION

THAT proposed “Park Dedication Bylaw No. 5367, 2025” be read a first, second, and third time.

### RECOMMENDATION

THAT staff bring forward additional bylaws to dedicate remaining parks in West Vancouver.

#### 1.0 Purpose

The purpose of this report is to dedicate 13 parks within the District of West Vancouver (District), as park, through a Park Dedication Bylaw as set out in **Appendix A**.

Pursuant to Section 30 of the *Community Charter*, a Council of a municipality may, by bylaw adopted by 2/3 of all members of Council, reserve or dedicate for a particular municipal or other public purpose real property owned by the municipality.

This report also proposes a process to protect all remaining unprotected parks in the District with park dedication bylaws.

#### 2.0 Legislation/Bylaw/Policy

Park dedication bylaws provide long-term protection to parklands and is the approach by which the District legally protects parkland. A park dedication bylaw is considered to confer a high level of protection for parkland as the dedication of parks, in accordance with the Community Charter, is difficult to remove once established.

##### 2012 Parks Master Plan (PMP)

The PMP sets the direction for the management, protection, enhancement of, and community engagement within West Vancouver’s parks and open spaces. Recommendations in the PMP adopted by Council in June 2012, include the following:

2.2.1 Pass park dedication bylaws as soon as possible for de facto parks that are of a high priority to the community.

### **3.0 Council Strategic Objective(s)/Official Community Plan**

#### Council Strategic Plan 2024-2025

Council's Environment & Climate Change Strategic Goal is applicable to this report:

- Protect our natural environment, reduce greenhouse gas emissions, and adapt our community to become more resilient in a changing climate.

#### Official Community Plan

The District's Official Community Plan supports managing the District's valuable parks system through the following policies:

2.7.3: Seek strategic dedication or acquisition of parkland that provides significant environmental and social values, such as trail linkages, ecological functions, waterfront access, or unique educational cultural or recreational opportunities.

### **4.0 Financial Implications**

The formal dedication of District parkland through a bylaw ensures long-term protection for public lands.

There are no known ongoing financial costs or revenues directly associated with designating the lands as parkland. However, the new park status may lead to increased expectation for trails, support infrastructure, and maintenance.

### **5.0 Background**

#### 5.1 Previous Decisions

Council, at its June 3, 2024 regular meeting, passed the following resolution:

*THAT proposed "Park Dedication Bylaw No. 5337, 2024" be adopted.*

Bylaw No. 5337, 2024 dedicated the Upper Lands Park.

#### 5.2 History

Parks are an important part of the fabric of West Vancouver, and residents are interested in and supportive of their protection. As parks are acquired through subdivision or other means, part of the process is to dedicate those new parklands as park. During the research for the PMP in 2012, it was discovered that there are West Vancouver parks that do not have park dedication bylaws.

## 6.0 Analysis

### 6.1 Discussion

To ensure the long-term protection of the District’s valued parks, adopting park dedication bylaws adds protection to these public lands to help ensure they remain parkland into the future. The dedication of parks, in accordance with the *Community Charter*, is difficult to remove once established.

There was substantial interest during the PMP process in 2012 to dedicate all West Vancouver’s parks. With the dedication of the Upper Lands Park in 2024, the majority of the District’s parkland is protected.

This report outlines an intent to complete the work of dedicating remaining undedicated District parks by bylaw to ensure their continued protection, and seeks Council’s approval of Park Dedication Bylaw No. 5367, 2025.

#### Proposed Park Dedication Bylaw No. 5367, 2025

This bylaw proposes the dedication of 13 parks as set out in **Appendix A**. These parks and their location are outlined in the table below:

	<b>Park Name</b>	<b>Location</b>
1.	Altamont Park	Rosebery Ave. & Gisby St.
2.	Ambleside Waterfront Park additional lot	1454 Argyle Ave.
3.	Benbow Park	Benbow Rd. & Spencer Dr.
4.	Brissenden Waterfront Park	1448 Argyle Ave.
5.	Burley Drive Park	Burley Dr. & Mathers Ave.
6.	Cross Creek Park	Cross Creek Rd. & Chartwell Dr.
7.	Douglas Street Court Park	Douglas St. near Royal Ave.
8.	Dundarave Park portions	Lower Bellevue Ave. & 25th St.
9.	Klootchman Park	Off Howe Sound Lane
10.	Larson Bay Park	Foot of Gleneagles Dr.
11.	Nelson Canyon Park portions	Near Westport Rd. & Upper Levels Hwy
12.	Rabbit Lane Park	Off Rabbit Lane
13.	Tall Trees Park	Foot of Gleneagles Pl.

Figure 1: Table of parks proposed for dedication via Bylaw No. 5367, 2025

#### Next Steps

Staff have begun work to formally dedicate approximately 20 additional parks or portions of parks that are not formally dedicated as parkland; and therefore, also require park dedication bylaws. These parks were not included in proposed Park Dedication Bylaw No. 5367, 2025, as they require more preliminary work such as the removal of road titles that lie within some parks or require confirmation of the boundaries of large or

older parks. Staff will bring forward bylaws to dedicate these parks in the next several months.

## 6.2 Climate Change & Sustainability

The protection of park space is a significant component of the quality of life and livability of the community. This bylaw helps ensure that the parks listed are protected as park into the future.

## 6.3 Public Engagement and Outreach

Extensive communication and public consultation were carried out through the PMP process in 2011 and 2012. The community was strongly in favour of conferring park dedication status on all parks.

## 7.0 Options

### 7.1 Recommended Option

THAT proposed “Park Dedication Bylaw No. 5367, 2025” be read a first, second, and third time.

THAT staff bring forward additional bylaws to dedicate remaining parks in West Vancouver.

### 7.2 Considered Options

Council may:

- provide further direction to staff; and/or
- request additional information or provide alternative direction (to be specified).

## 8.0 Conclusion

The long-term protection of parks is a key objective of the District of West Vancouver’s Parks Master Plan; and park dedication bylaws, in accordance with the *Community Charter*, are difficult to remove once established. By approving Park Dedication Bylaw No. 5367, 2025 for 13 parks in West Vancouver, and directing staff to bring forward bylaws to dedicate remaining parks in West Vancouver without such protection, Council will help ensure long-term protection of the District’s parkland into the future.

Date: March 25, 2025 Page 5  
From: Corinne Ambor, Parks Stewardship Manager  
Subject: Protecting Parks in West Vancouver and Proposed Park Dedication Bylaw 5367, 2025

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Author:   
Corinne Ambor, Parks Stewardship Manager

Concurrence:   
Jill Lawlor, Senior Manager of Parks

Appendix A: Proposed Park Dedication Bylaw No. 5367, 2025

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District of West Vancouver

**Park Dedication  
Bylaw No. 5367, 2025**

*(Regarding 13 Parks in West Vancouver)*

Effective Date:

District of West Vancouver

# Park Dedication Bylaw No. 5367, 2025

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District of West Vancouver

## **Park Dedication Bylaw No. 5367, 2025**

A bylaw to dedicate District-owned property in the District as park

WHEREAS pursuant to Section 30 of the *Community Charter*, a Council of a municipality may, by bylaw adopted by 2/3 of all members of Council, reserve or dedicate for a particular municipal or other public purpose real property owned by the municipality;

AND WHEREAS the Corporation of the District of West Vancouver (the “**District**”) is the registered owner of the real property described in Schedule A (the “**District Lands**”);

AND WHEREAS the District Lands not previously dedicated contain areas that warrant enhanced protection to preserve their environmental, aesthetic, and recreation benefits; and

AND WHEREAS Council of the District deems it appropriate to dedicate the District Lands for the park and public purposes as more particularly described in this Bylaw.

NOW THEREFORE Council, in open meeting assembled, by 2/3 majority, enacts as follows:

### **Part 1 Citation**

1.1 This bylaw may be cited for all purposes as Park Dedication Bylaw No. 5367, 2025.

### **Part 2 Severability**

2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed, and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

### **Part 3 Dedication of the District Lands**

- 3.1** The District Lands, namely, those lands legally described in the attached Schedule A and depicted on the plans in Schedule B, are allocated, set aside and dedicated for park, recreation or community uses.
- 3.2** Despite the dedication in section 3.1, this bylaw expressly reserves the authority of Council of the District to adopt bylaws or undertake works within the District Lands that:
- (a) are consistent with the terms of any crown grant, statutory right of way, covenant, or other interest in land that is registered on any of the titles to the parcels comprising the District Lands as of the date of adoption of this bylaw;
  - (b) provide for new or expanded transportation and utility facilities, any other sanitary or storm sewerage works, water supply and distribution works, or any municipal utility whatsoever, together with all attachments, fittings and appurtenances thereto including, but not limited to, pipes, culverts, manholes, cleanouts, catch basins, outfalls including rip rap or other form of bank protection, ditches, swales, flumes, valves and valve boxes, hydrants, chambers, pumping stations, air vents, asphaltic or concrete pavement and all electrical, communication or other wiring and equipment convenient, necessary or beneficial to the community or that allow for enhanced access and services to the District Lands;
  - (c) are consistent with the terms of any permit to occupy or other agreement governing the use of the District Lands as of the date of adoption of this bylaw; or
  - (d) are within the contemplation of the District's bylaws, rules and regulations applicable to parks, as these bylaws, rules and regulations may be amended from time to time.

### **Part 4 Schedules**

The following schedules are attached to and form part of this bylaw:

Schedule A – Parcels dedicated by this bylaw

Schedule B – Plans depicting parks dedicated by this bylaw.

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by an affirmative vote of at least 2/3 of all members of Council on [Date]

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Mayor

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Corporate Officer

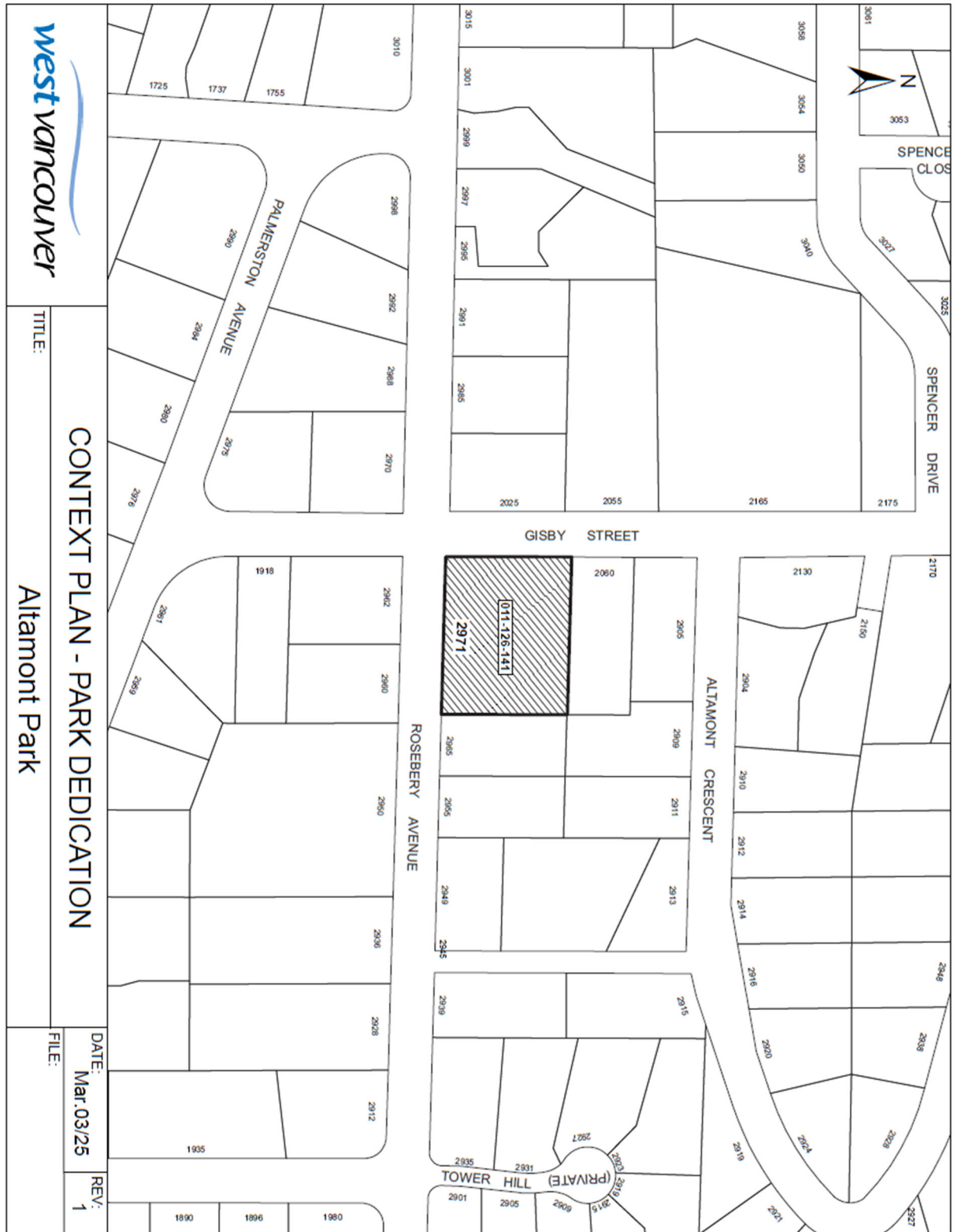
**Schedule A – Parcels Dedicated by this bylaw**

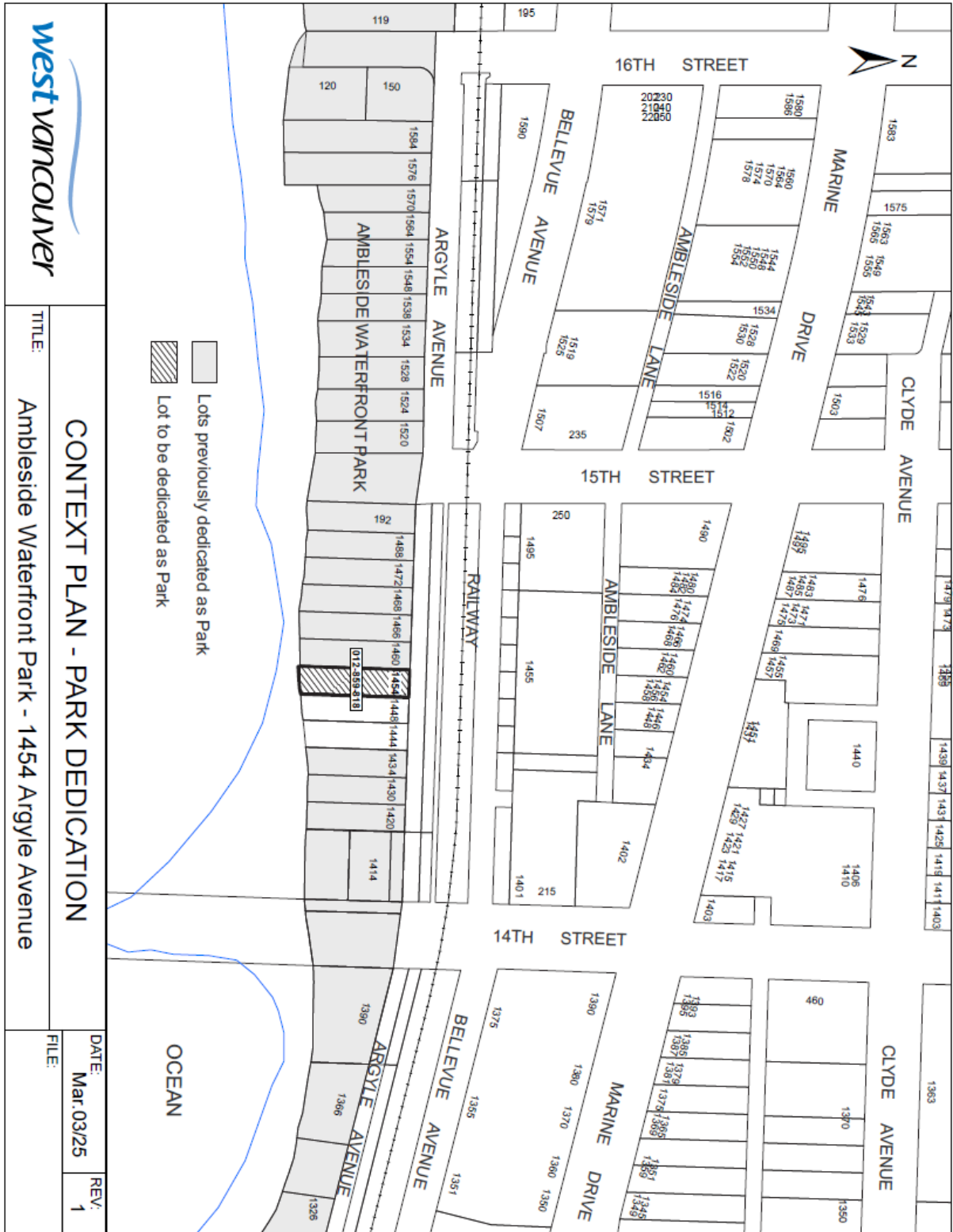
	<b>Park Name</b>	<b>PID Number</b>	<b>Legal Description</b>
1.	Altamont Park	011-126-141	LOT 2 BLOCK 6 OF BLOCK A DISTRICT LOT 815 PLAN 5542
2.	Ambleside Waterfront Park	012-859-818	LOT 7, EXCEPT PART IN REFERENCE PLAN 953, BLOCK 24 DISTRICT LOT 237 PLAN 3459
3.	Benbow Park	007-950-284	LOT A BLOCK 12 DISTRICT LOTS 557 AND 817 PLAN 14121
4.	Brissenden Waterfront (1448 Argyle) Park	012-859-834	LOT 8, EXCEPT PART IN REFERENCE PLAN 953, BLOCK 24 DISTRICT LOT 237 PLAN 3459
5.	Burley Drive Park	009-995-480	LOT P NORTH ½ OF DISTRICT LOT 1068 PLAN 8608
6.	Burley Drive Park	009-995-421	LOT O EXCEPT PART ON HIGHWAY PLAN 25 NORTH 1/2 OF DISTRICT LOT 1068 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 8608
7.	Burley Drive Park	011-617-551	LOT 1, EXCEPT FIRSTLY: PART SHOWN OUTLINED RED ON HIGHWAY PLAN 113 SECONDLY: PART ON HIGHWAY PLAN 25, NORTH 1/2 OF DISTRICT LOT 1068 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4351
8.	Burley Drive Park	011-617-586	LOT 2 EXCEPT FIRSTLY: PART SHOWN OUTLINED REN ON HIGHWAY PLAN 113 SECONDLY: PART SHOWN ON HIGHWAY PLAN 25, NORTH 1/2 OF DISTRICT LOT 1068 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4351
9.	Burley Drive Park	011-617-624	LOT 3, EXCEPT FIRSTLY: THAT PART SHOWN OUTLINED RED ON HIGHWAY PLAN 113 SECONDLY: PART ON HIGHWAY PLAN 25 NORTH 1/2 OF DISTRICT LOT 1068 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4351
10.	Burley Drive Park	011-619-546	LOT 4 EXCEPT FIRSTLY: PART ON HIGHWAY PLAN 25, SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN 113, DISTRICT LOT 1068 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4351

11.	Burley Drive Park	011-617-667	LOT 5, EXCEPT FIRSTLY: THAT PART SHOWN OUTLINED REN ON HIGHWAY PLAN 113 SECONDLY: PART ON HIGHWAY PLAN 25, NORTH 1/2 OF DISTRICT LOT 1068 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4351
12.	Burley Drive Park	011-617-675	LOT 6, EXCEPT FIRSTLY: THAT PART SHOWN OUTLINED RED ON HIGHWAY PLAN 113 SECONDLY: PART ON HIGHWAY PLAN 25, NORTH 1/2 OF DISTRICT LOT 1068 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4351
13.	Burley Drive Park	009-583-475	LOT 1, EXCEPT PART SHOWN OUTLINED RED ON HIGHWAY PLAN 113 DISTRICT LOT 1069 PLAN 10205
14.	Burley Drive Park	009-583-505	LOT 2 DISTRICT LOT 1069 PLAN 10205
15.	Cross Creek Park	009-020-799	LOT 12 BLOCK 46 CAPILANO ESTATES EXTENSION NO. 7 PLAN 11873
16.	Douglas St Court (Horseshoe Bay)	014-049-082	LOT 11 BLOCK 37 DISTRICT LOT 430 PLAN 2103
17.	Douglas St Court (Horseshoe Bay)	014-049-104	LOT 12 BLOCK 37 DISTRICT LOT 430 PLAN 2103
18.	Douglas St Court (Horseshoe Bay)	014-049-147	LOT 13 BLOCK 37 DISTRICT LOT 430 PLAN 2103
19.	Dundarave Park	030-745-284	LOT 1 BLOCK 32 DISTRICT LOT 555 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP86370
20.	Dundarave Park	030-745-322	LOT B BLOCK 31 DISTRICT LOT 555 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP86371
21.	Kloutchman Park	011-318-911	BLOCK C DISTRICT LOT 811 PLAN 4763
22.	Kloutchman Park	011-319-259	BLOCK D DISTRICT LOT 811 PLAN 4763
23.	Larson Bay Park	011-008-849	BLOCK D DISTRICT LOT 771 PLAN 6025
24.	Nelson Canyon Park	008-877-378	BLOCK C, EXCEPT: PART ON HIGHWAY PLAN 118 DISTRICT LOT 1494 PLAN 12498
25.	Nelson Canyon Park	008-877-416	BLOCK D, EXCEPT PORTIONS IN REFERENCE PLAN 12508 AND HIGHWAY PLAN 118 DISTRICT LOT 1494 PLAN 12498

26.	Nelson Canyon Park	007-057-211	LOT A DISTRICT LOTS 1374 AND 1494 PLAN 19181
27.	Rabbit Lane Park	007-040-032	LOT R BLOCK 6 CAPILANO ESTATES PLAN 19262
28.	Tall Trees Park	007-075-910	LOT X BLOCK 1 DISTRICT LOT 771 PLAN 18802
29.	Tall Trees Park	007-076-169	LOT O BLOCK 1 DISTRICT LOT 771 PLAN 18801

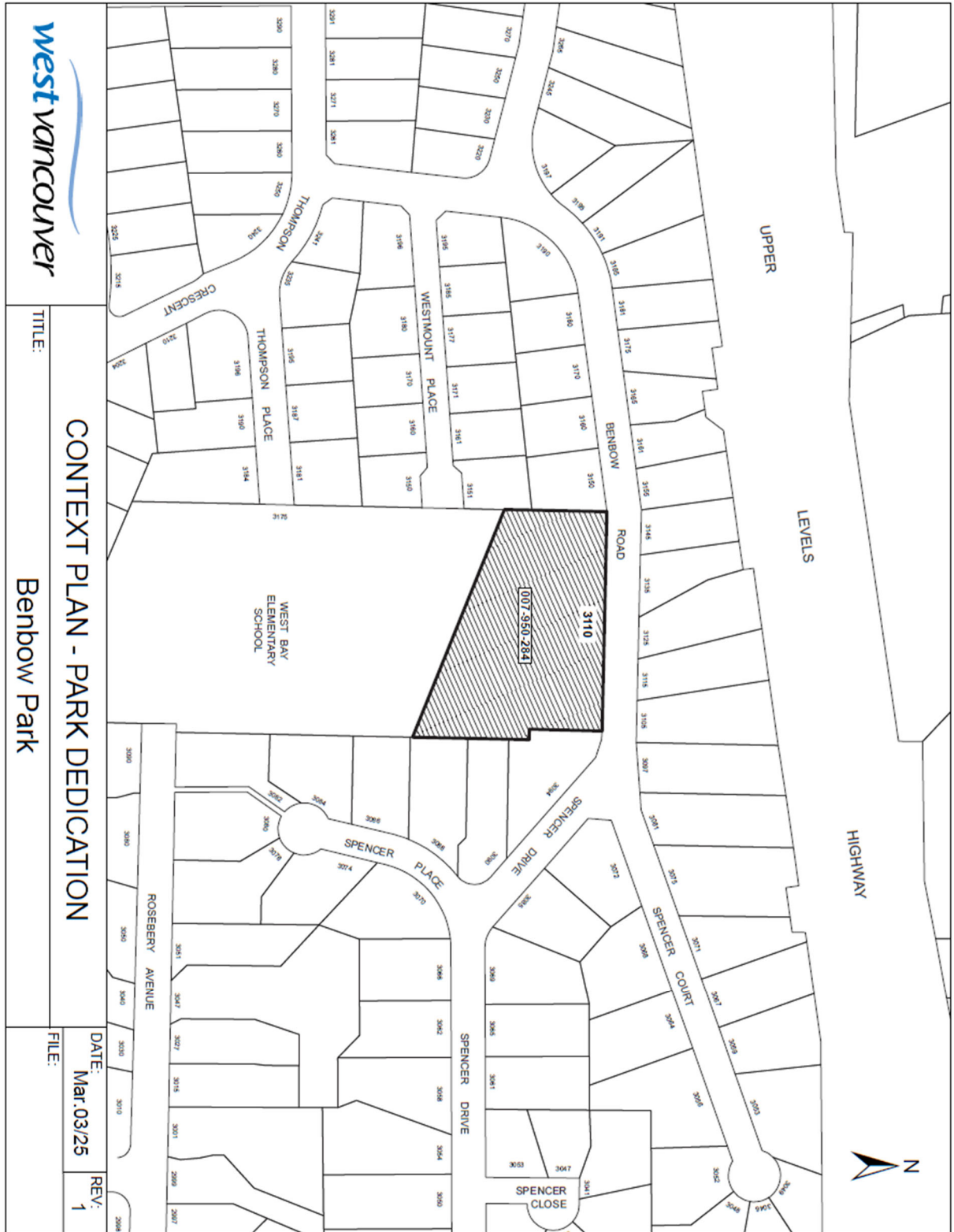
**Schedule B – Plans depicting parks dedicated by this bylaw.**

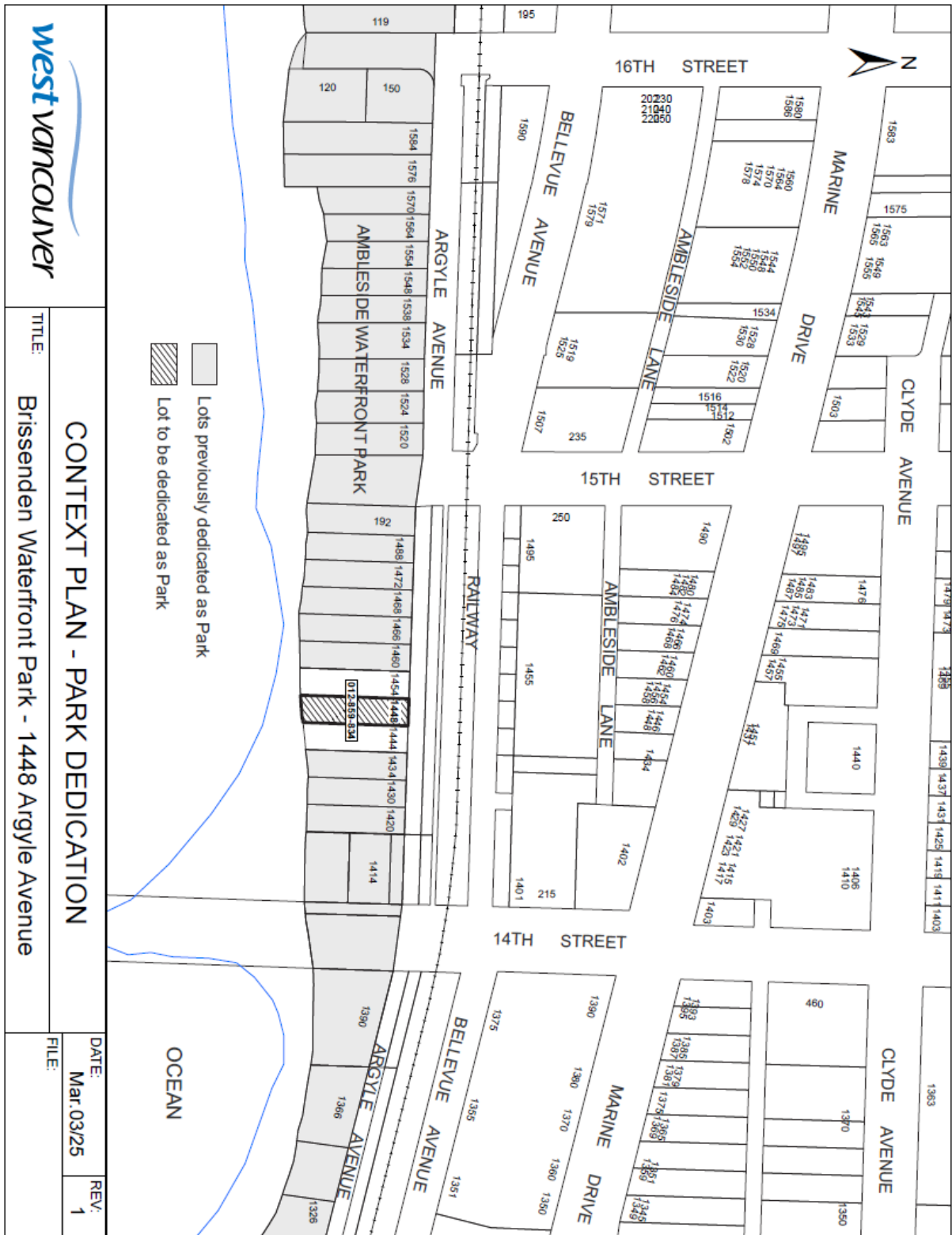


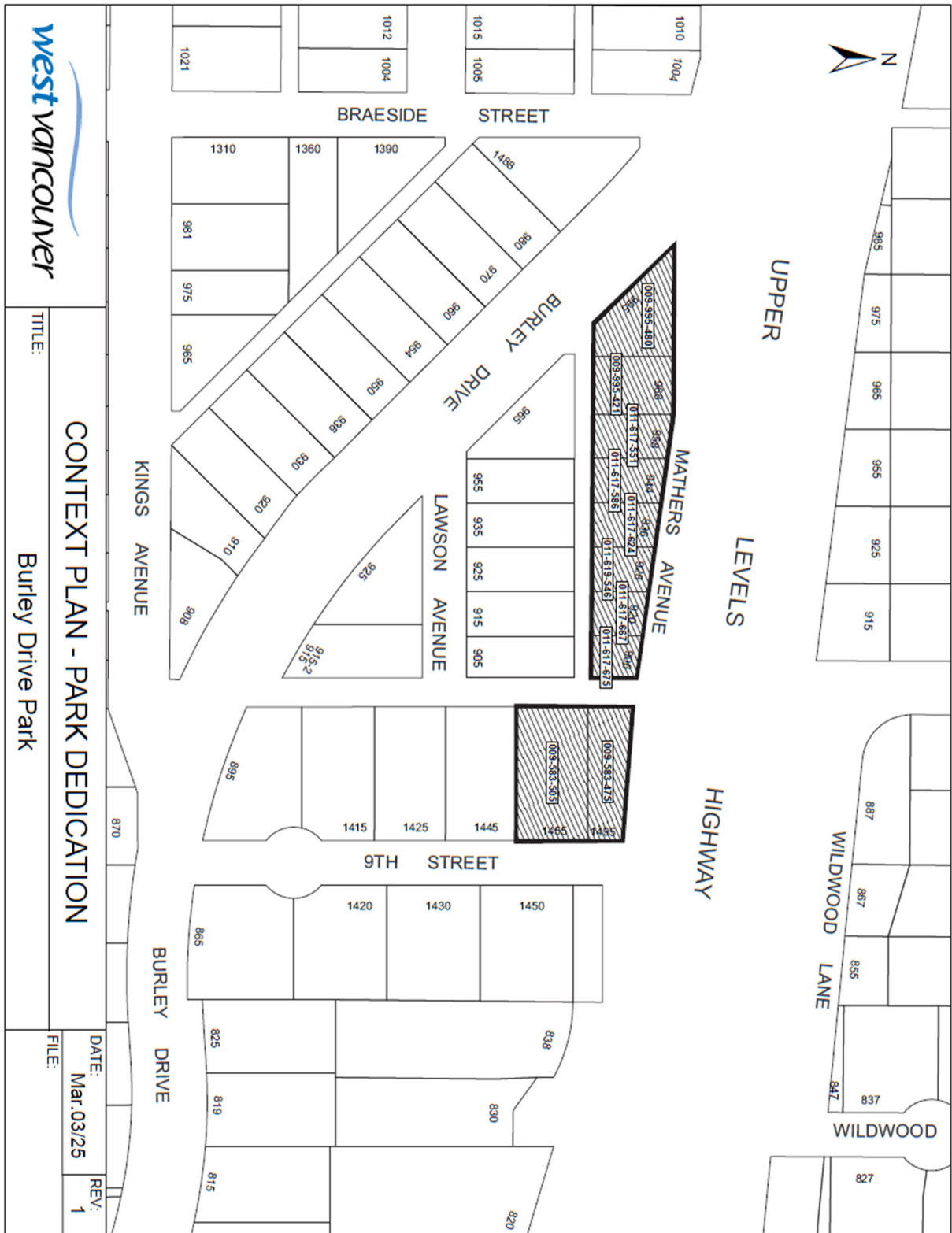


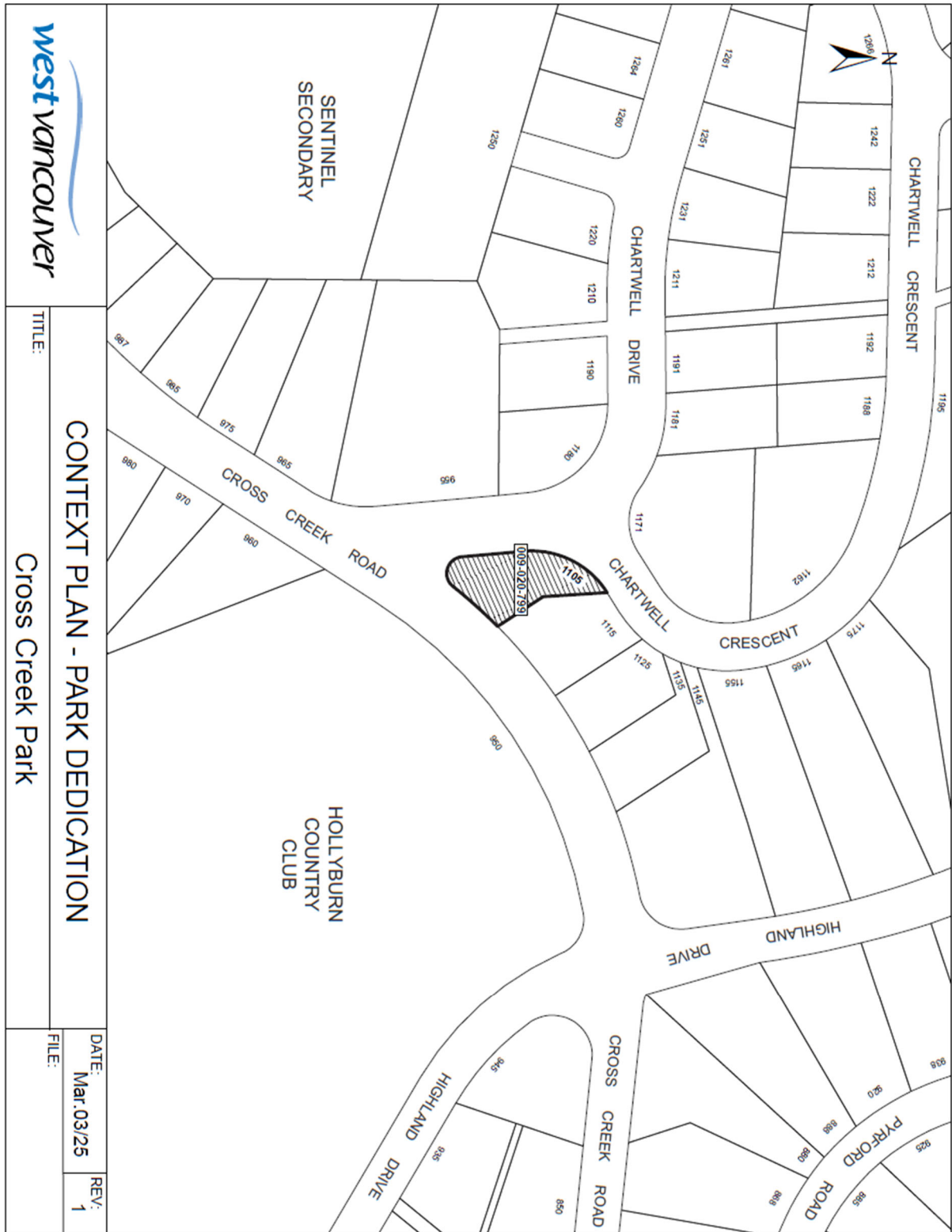
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 Ambleside Waterfront Park - 1454 Argyle Avenue

DATE: Mar.03/25  
 REV: 1





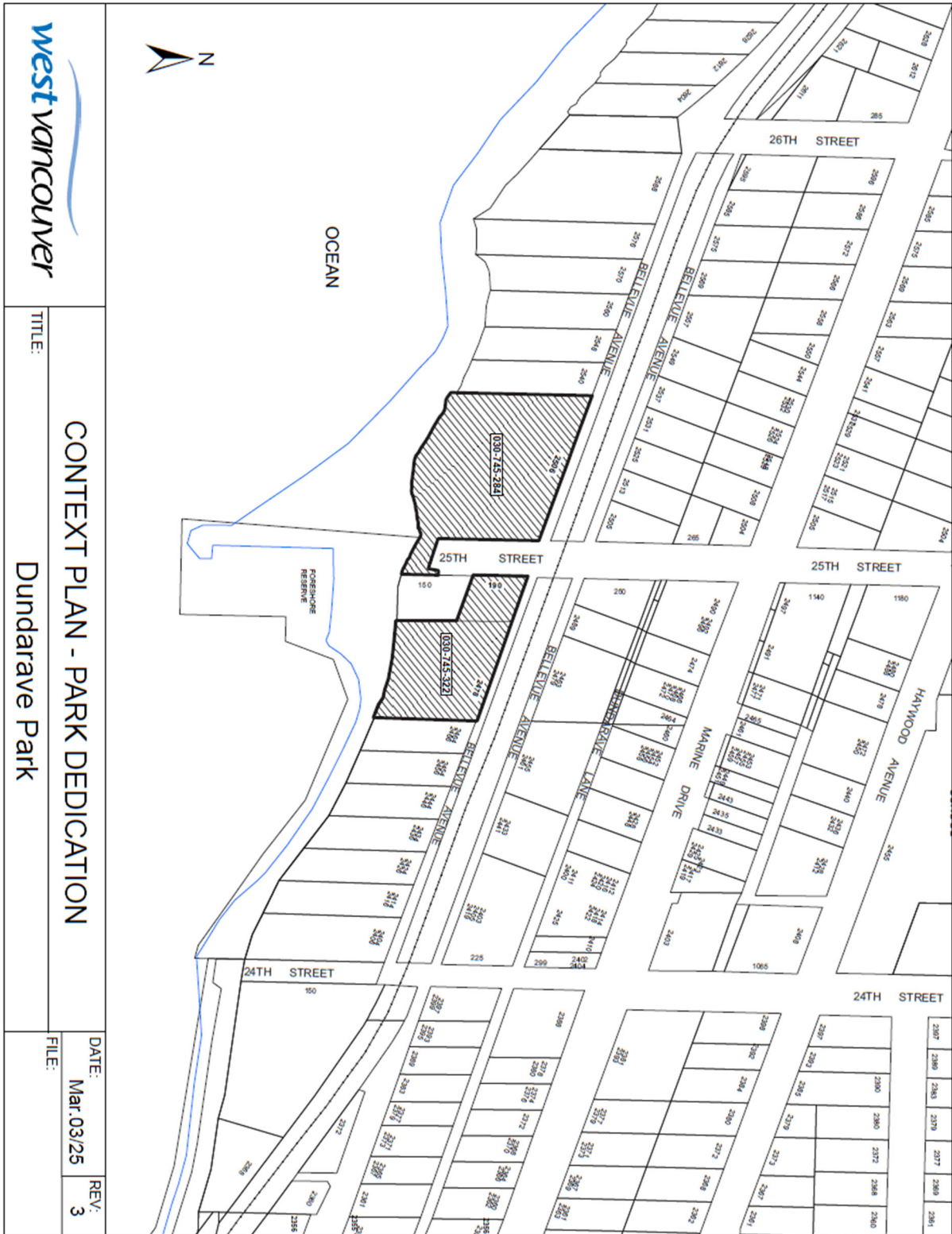






TITLE: **CONTEXT PLAN - PARK DEDICATION**  
Douglas Street Court - Horseshoe Bay

DATE: Mar. 03/25  
REV: 1



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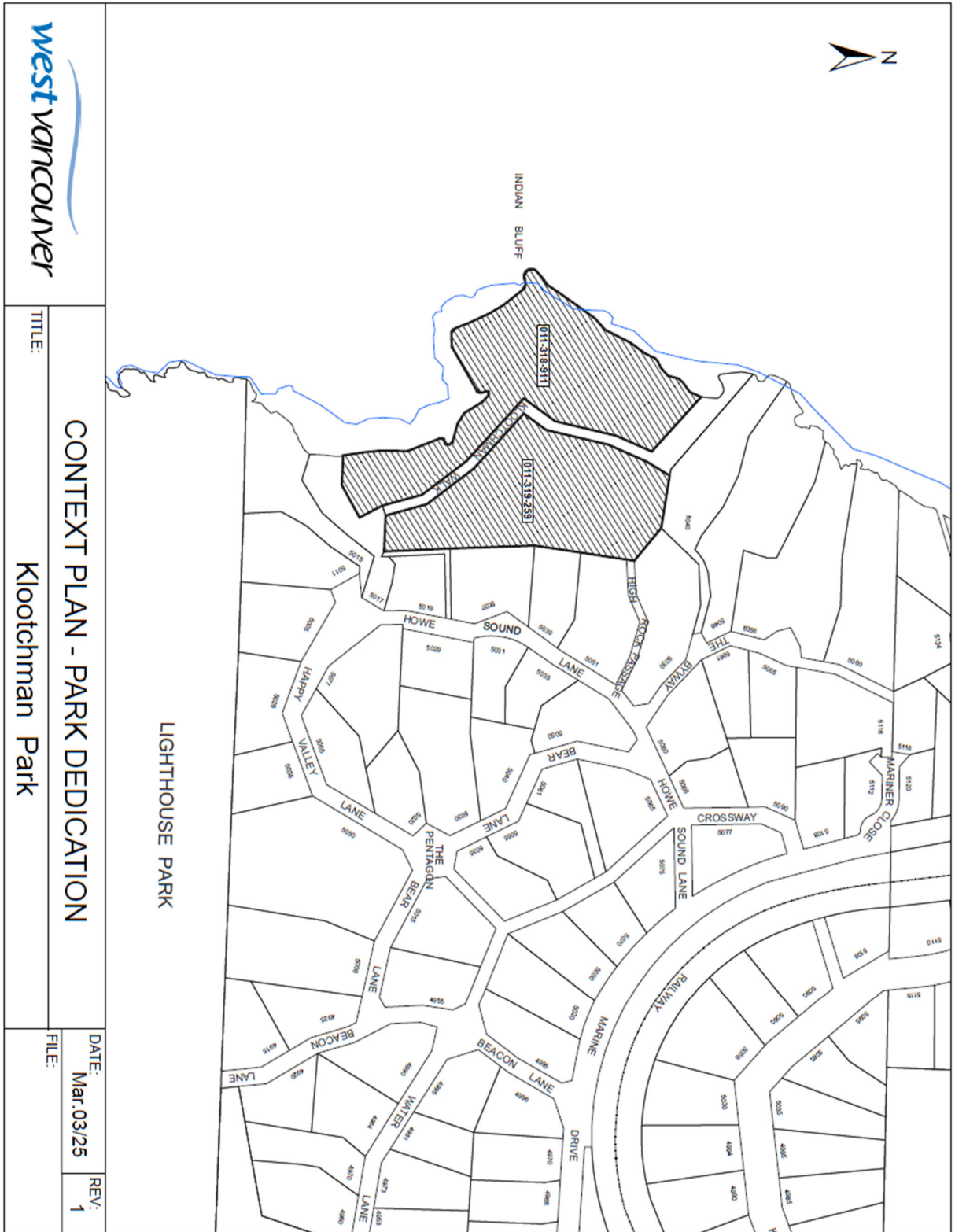
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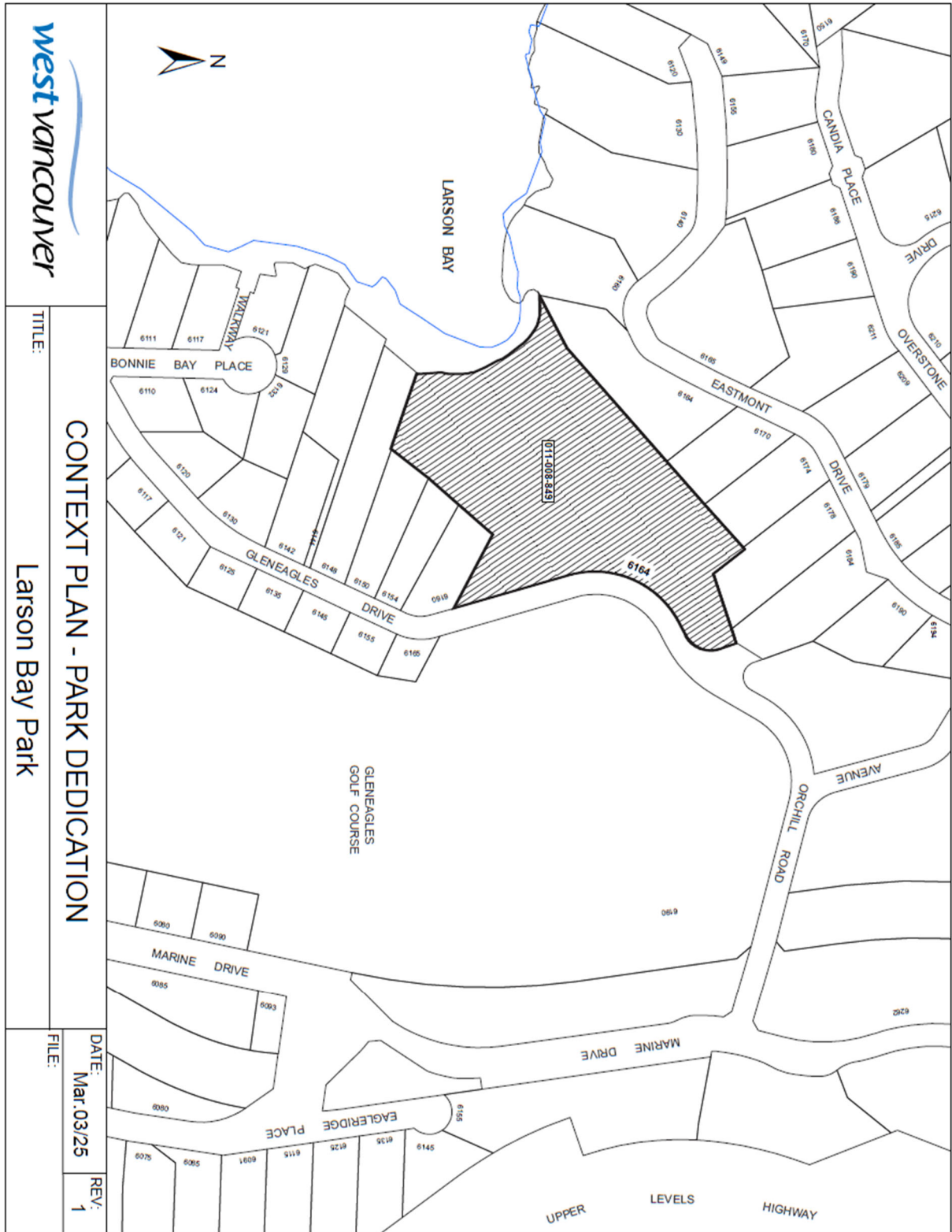
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Mar.03/25

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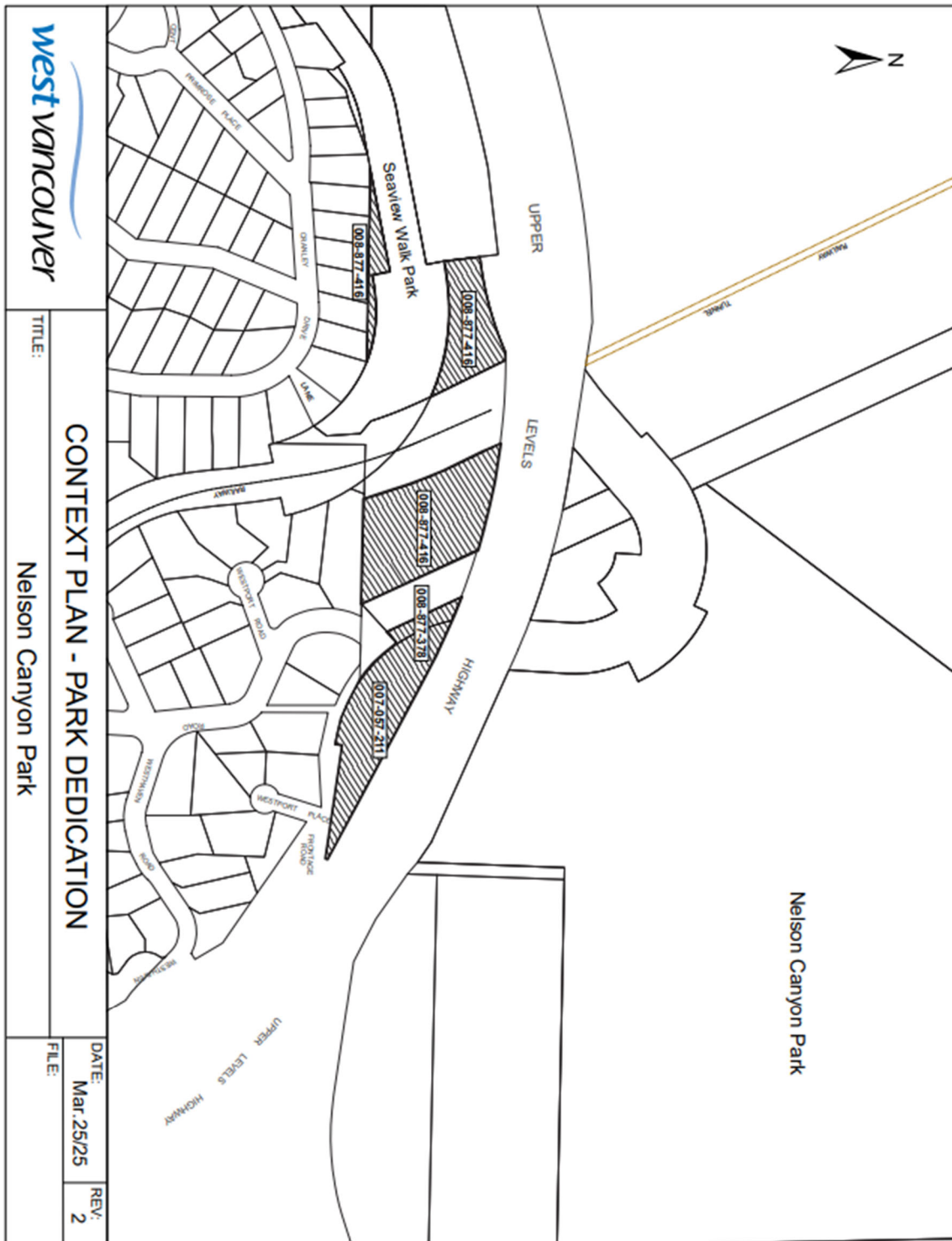
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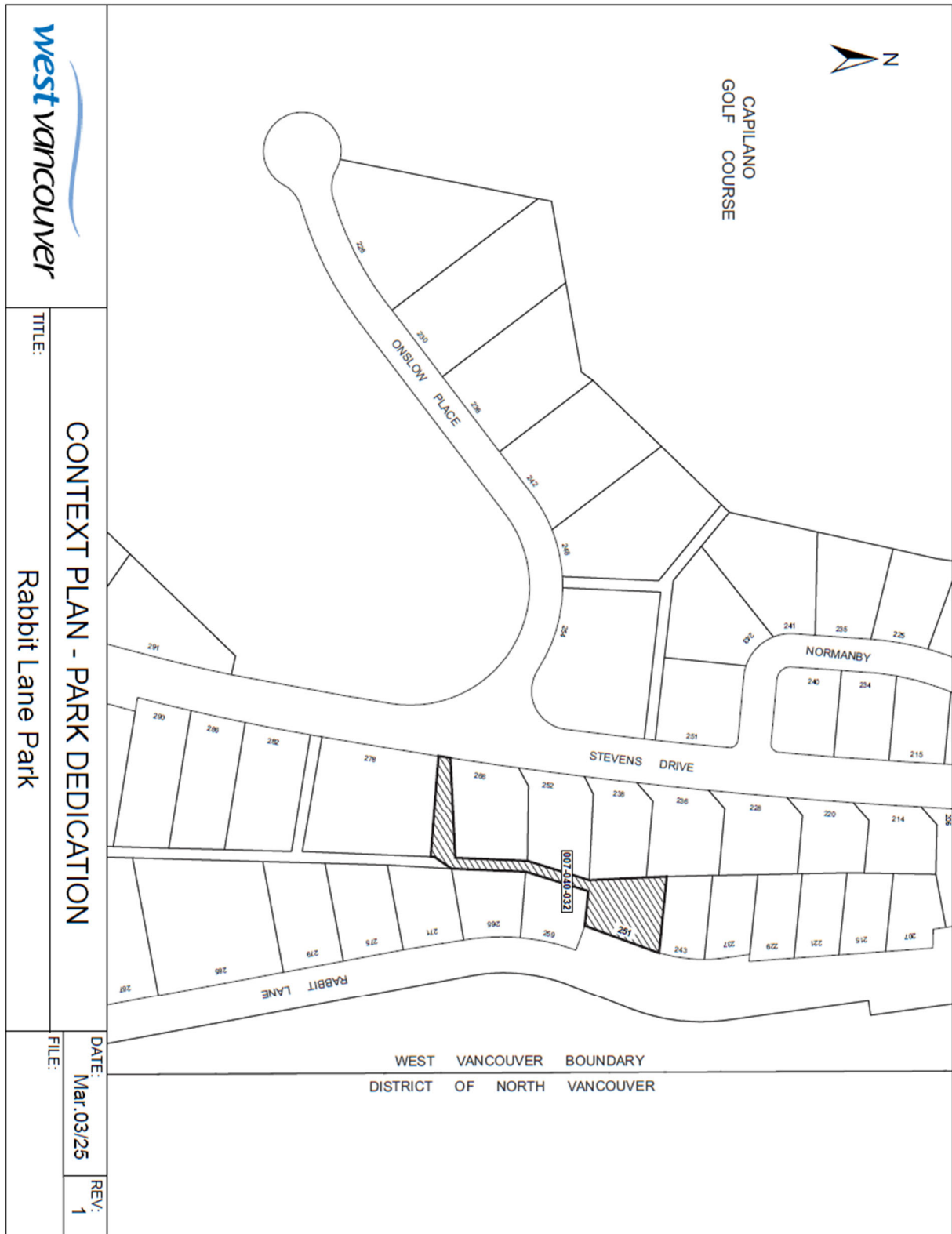
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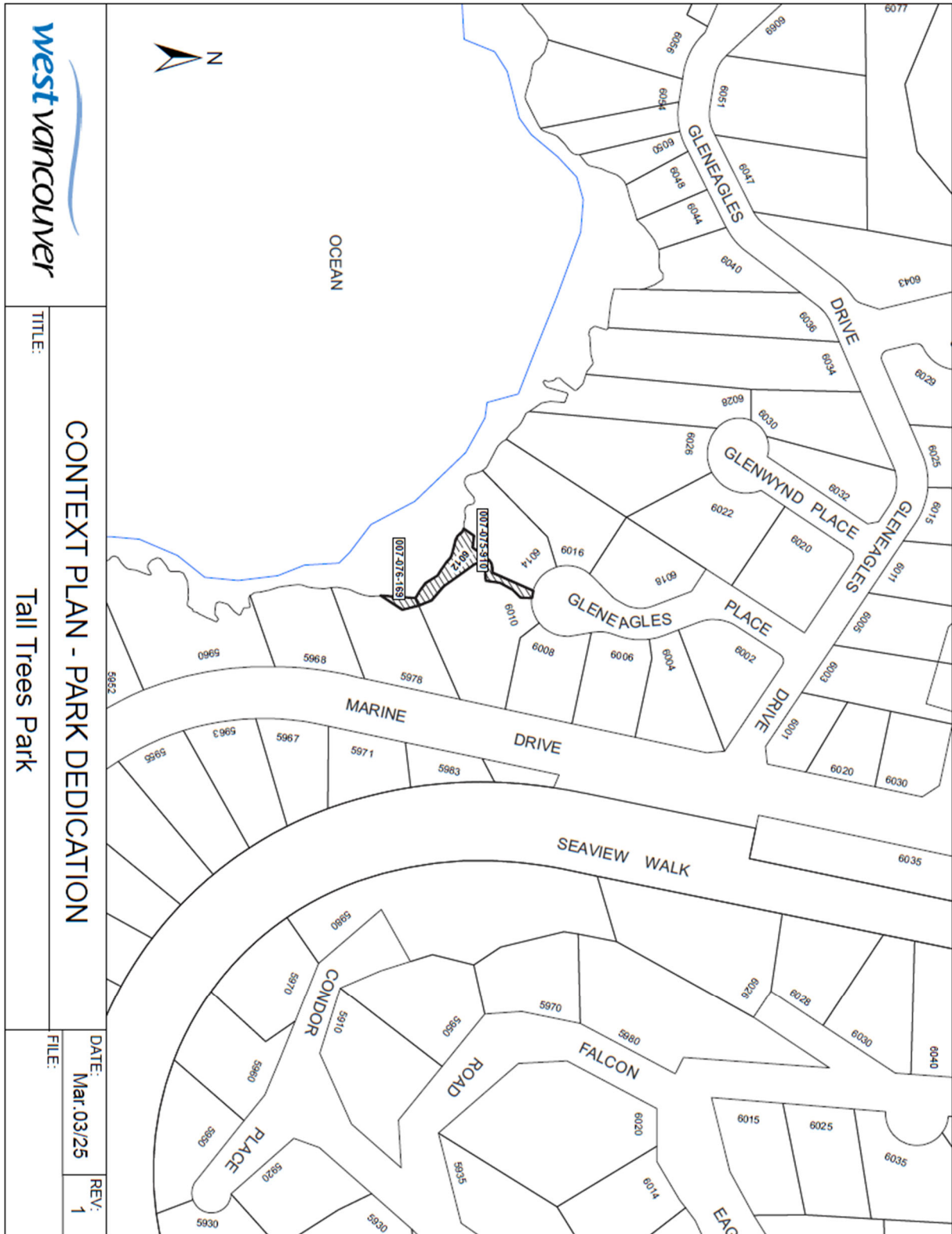
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