

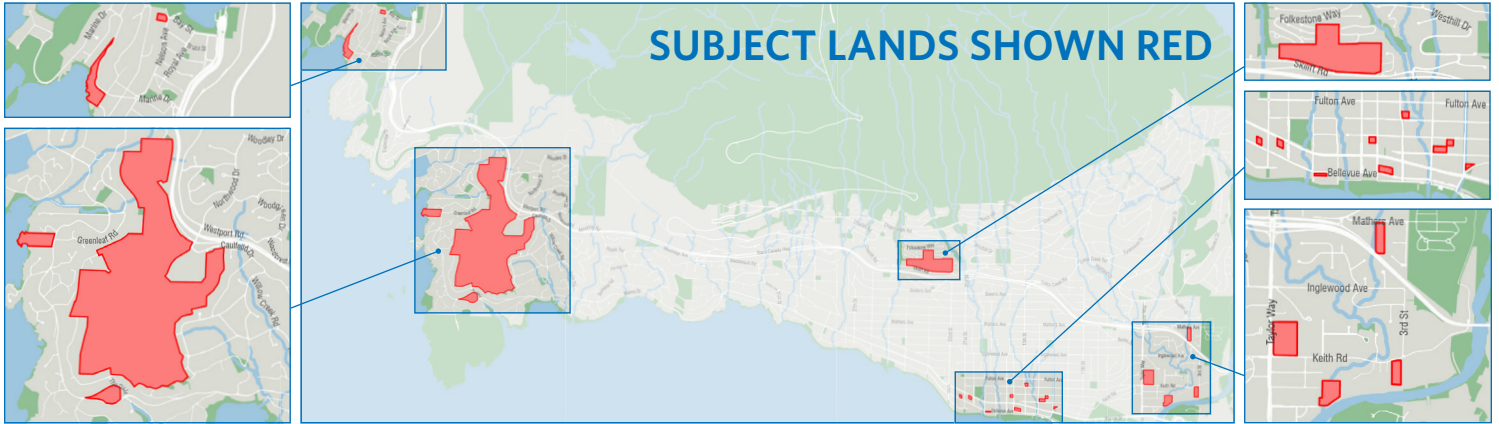
PUBLIC HEARING NOTICE

Proposed Zoning and Official Community Plan Amendments for the Caulfeild Land Use Contract area and other Land Use Contract sites

WHAT: A public hearing will be held regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024.

WHEN:
7 p.m. on
May 27,
2024

WHERE: Municipal Hall Council Chamber, 750 17th Street, and via Webex electronic communication facilities. Attend in-person or via Webex (visit westvancouver.ca/webex); or watch the hearing at westvancouver.ca/cc.



SUBJECT LANDS: All Land Use Contract (LUC) sites that are the subject of the proposed bylaw amendments are shown in red on the map and in the table below.

ADDRESS	LUC#	UNDERLYING ZONE	NEW ZONE
Folkestone Way	1957	CD10	CD10
525 Clyde Avenue	2876	CD25	CD25
6645 Nelson Avenue	2500	CD63	CD63
585 16th Street	2533	CD64	CD64
1340 Duchess Avenue	2384	CD65	CD65
1495 Esquimalt Avenue	2439	CD68	CD68
2030-2040 Marine Drive	2735	CD69	CD69
2119 Bellevue Avenue	2456	CD70	CD70
202-250 16th Street, 1571-1579 Bellevue Avenue	2444	CD71	CD71
440 13th Street, 1285 & 1289 Keith Road	2270	CD72	CD72
1363 Clyde Avenue	2385	CD73	CD73
4957 Marine Drive	1940	CD74	CD74
1858-1896 Bellevue Avenue	2218	CD75	CD75
312-320 Keith Road	2233	CD76	CD76
5500 Block Parthenon Place, 5490 Marine Drive	2162	CD77	CD77
382-398 Mathers Avenue	2269	CD80	CD80
800 Block Taylorwood Place	2200	CD81	CD81
6255 & 6265 Imperial Avenue, 6620-6678 Marine Drive	2469	CD82	CD82
Caulfeild Area 2784	2784	RS2, RS3, RS10	CD86

COUNCIL WELCOMES YOUR INPUT: All persons who believe their interest in property is affected by the proposed bylaws will be given an opportunity to present written submissions and to be heard during the public hearing regarding the proposed bylaws. To participate in person, please attend the Municipal Hall Council Chamber at the time listed above. To participate by electronic communication facilities, call 604-925-7004 on May 27, 2024 to be added to the speakers list. Instructions on how to participate are available at westvancouver.ca/ph.

PROVIDE YOUR SUBMISSION: via email to correspondence@westvancouver.ca; via mail to Municipal Hall, 750 17th Street, West Vancouver BC V7V 3T3; or address to Legislative Services and place in the drop box at the 17th Street entrance of Municipal Hall. Please provide written submissions by noon on May 27, 2024 to ensure their inclusion in the public information package for Council's consideration. No further submissions can be considered by Council after the public hearing has closed.

MORE INFORMATION: The proposed bylaws and other relevant documents that Council may consider in deciding whether to adopt the proposed bylaws may be inspected at westvancouver.ca/notices and at Municipal Hall from May 9 to 27, 2024 (8:30 a.m. to 4:30 p.m., Monday to Friday, excluding statutory holidays).

PROPOSED OFFICIAL COMMUNITY PLAN BYLAW NO. 4985, 2018, AMENDMENT BYLAW NO. 5301, 2024: would include 5375 Headland Drive (Caulfeild Shopping Centre) within Development Permit Area BF-C8 "Local Commercial Sites" and create the Caulfeild Ground-Oriented Housing Development Permit Area Designation BF-B17.

PROPOSED ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 5321, 2024: would amend zoning for the subject lands currently under land use contract including the creation of new zoning for the Caulfeild LUC area and minor amendments for the other LUC sites.

QUESTIONS? Maeve Bermingham, Community Planner
mbermingham@westvancouver.ca | 604-921-2173
westvancouver.ca/business-development/building-development/development-regulations/contracts

PLANNING & DEVELOPMENT SERVICES

750 17th Street, West Vancouver BC V7V 3T3 | 604-925-7055 | planning@westvancouver.ca | westvancouver.ca

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District of West Vancouver

Public Hearing on May 27, 2024

**Re: Proposed Official Community Plan Bylaw No. 4985, 2018,
Amendment Bylaw No. 5301, 2024; and
Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024
(Caulfeild Land Use Contract Area and other Land Use Contract Sites)**

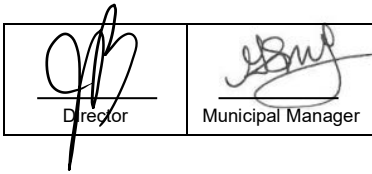
File: 1610-20-5301/5321

REPORTS TO COUNCIL			
REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Proposed Bylaw Amendments for Land Use Contract Sites and Replacement Zoning for the Caulfeild Land Use Contract Area	April 15, 2024	April 29, 2024	R-1

WRITTEN SUBMISSIONS		
SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

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<i>COUNCIL AGENDA</i>	
Date: April 29, 2024	Item: 161
May 27, 2024 PH	R-1



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

COUNCIL REPORT

Date:	April 15, 2024
From:	Maeve Bermingham, Community Planner
Subject:	Proposed Bylaw Amendments for Land Use Contract Sites and Replacement Zoning for the Caulfeild Land Use Contract Area
File:	13-2515-01

RECOMMENDATION

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated April 15, 2024, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

RECOMMENDATION

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024" be read a first time.

RECOMMENDATION

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024" be read a first time.

RECOMMENDATION

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024" and "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024" be presented at a public hearing scheduled for May 27, 2024, at 7 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (WebEx video conferencing software), and that statutory notice be given of the scheduled public hearing.

RECOMMENDATION

THAT proposed "Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5322, 2024" be read a first time.

RECOMMENDATION

THAT proposed "Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5318, 2024" be read a first time.

RECOMMENDATION

THAT proposed "Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5319, 2024" be read a first time.

1.0 Purpose

As required by provincial legislation, this report brings forward replacement zoning for lands currently subject to the expiring Caulfeild Land Use Contract and proposes minor bylaw amendments for other Land Use Contract (LUC) sites.

2.0 Legislation/Bylaw/Policy

Provincial Legislation

The *Local Government Act* (LGA) requires all Land Use Contracts to be terminated on June 30, 2024, per Section 547. Sections 545 to 550 further outline associated requirements concerning the discharge and termination of the LUCs and the adoption of zoning bylaw(s) to replace the LUCs.

The LGA also requires that a public hearing be held on the proposed Zoning Bylaw amendments to replace the LUC, in accordance with Sections 464 through 470.

Municipal Bylaws

Official Community Plan Bylaw No. 4985, 2018, regulates land use and overall municipal policies and objectives. Zoning Bylaw No. 4662, 2010, regulates development of property and buildings in the District. Tree Bylaw No. 4892, 2016, regulates, prohibits, and imposes requirements in relation to trees in the District. Development Procedures Bylaw No. 4940, 2017, provides procedures for administering and processing development applications. Fees and Charges Bylaw No. 5251, 2023, regulates and imposes fees and charges for the provision of services and information.

3.0 Council Strategic Objective(s)/Official Community Plan

Official Community Plan

The Official Community Plan (OCP) includes a relevant policy to guide development of replacement regulations for the lands affected:

- 2.1.22 Create new regulations prior to 2022 that replace expiring Land Use Contracts, meet community housing needs, and respond to neighbourhood context and character.

4.0 Financial Implications

The existing budget covers the established Caulfeild LUC review process.

5.0 Background

5.1 Previous Decisions

Council, at its February 21, 2023, regular meeting, passed the following resolution:

THAT staff be directed to prepare draft bylaw amendments to provide consistent land use regulations that will apply to lands currently subject to the expiring Caulfeild Land Use Contract.

Council, at its May 31, 2022, special meeting, passed the following resolutions to amend the zoning and associated regulations for 22 of the District's existing 23 LUCs (with the exception of Caulfeild):

THAT

1. Proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5201, 2022" be adopted; and
2. Proposed "Tree Bylaw No. 4892, 2016, Amendment Bylaw no. 5205, 2022" be adopted".

5.2 History

23 LUCs were exercised in the District between 1971 and 1978 as a form of site-specific, contractual arrangement between local governments and landowners. These contracts regulate development (e.g., density, site coverage, setbacks, heights, etc.) and were registered on land title. When the LUC legislation was repealed in 1978, the existing contracts remained in place. However, no new contracts could be created. In 2014, the Provincial Government amended the Local Government Act to terminate all existing LUCs on June 30, 2024.

On May 31, 2022, to avoid future non-conformity and potential unintended changes to development rights, Council adopted bylaw amendments to address 22 of the original 23 LUCs. Due to the complex nature of the Caulfeild LUC, it was determined that a separate technical exercise would be undertaken to prepare replacement zoning for lands subject to the Caulfeild LUC.

On February 21, 2023, Council received the Caulfeild technical review findings and directed staff to prepare replacement zoning to generally ensure consistency in land-use regulations with current LUC provisions.

The Caulfeild LUC, along with the other 22 LUCs in the District are set to expire on June 30, 2024. Staff worked with a planning consultant firm, Urban Systems ("the consultant"), to analyze and develop appropriate zoning for the District's LUC sites. The proposed bylaw amendments to avoid future non-conformities on impacted lands are summarized below. A technical summary further outlines how relevant land use provisions would be carried over into the Caulfeild Zone (**Appendix A**).

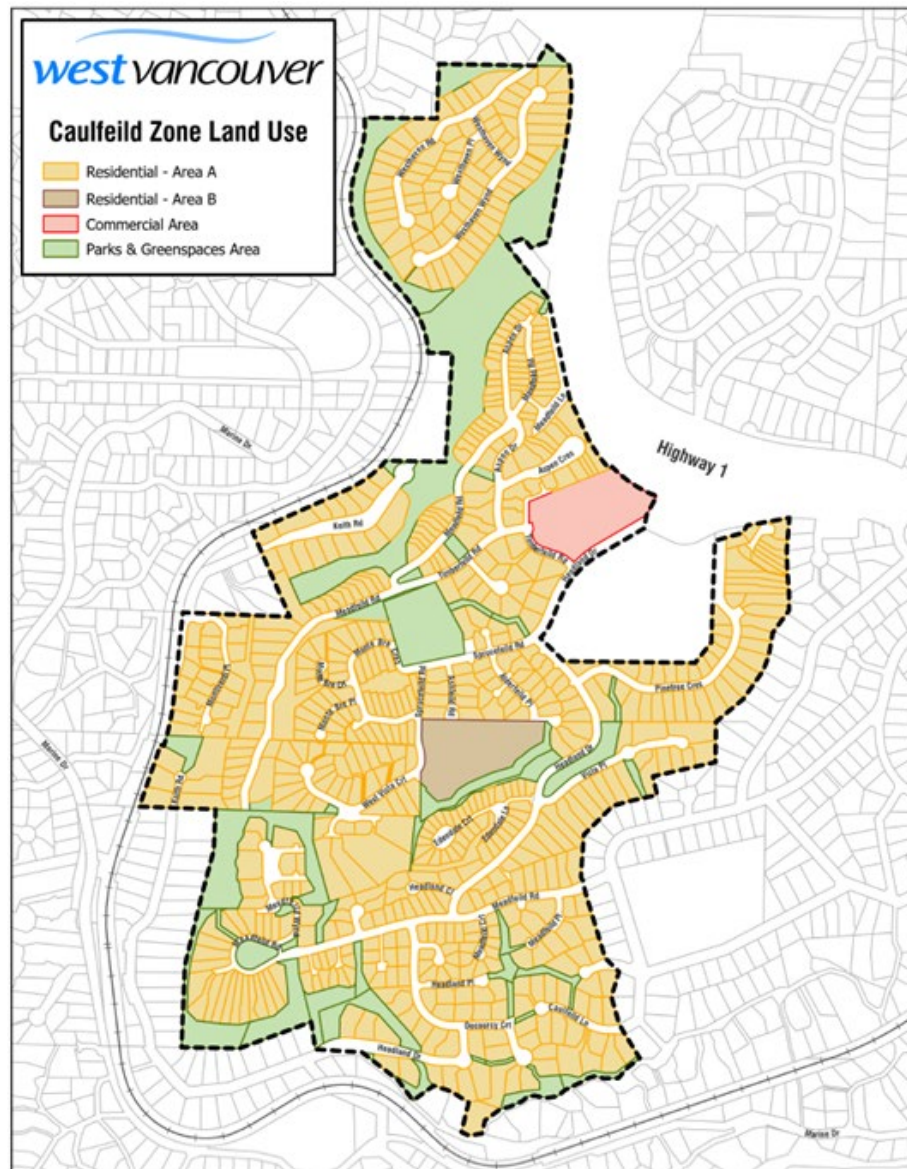
6.0 Analysis

6.1 Discussion

Caulfeild Zone

The Caulfeild LUC was enacted in 1978. It regulates a significant portion of the overall Caulfeild neighbourhood (including approximately 700 properties covering over 250 acres of land) and is unique as it facilitated comprehensive, area-wide development, with provisions for residential uses, commercial use, and greenbelt areas.

The proposed replacement Comprehensive Development (CD) zone (Caulfeild Zone) would rezone impacted lands from RS2, RS3, and RS10 zoning. Lands proposed for inclusion in the Caulfeild Zone are shaded on the map below and would be identified as Residential – Residential Areas A & B, Commercial Area, and Parks and Greenspaces Area.



The approach to preparing the proposed replacement zoning aligns with the original intent of the LUC, is consistent with Council’s direction to staff, and responds to neighbourhood feedback. The proposed Caulfeild Zone (CD86) is summarized as follows:

1. Residential - Areas A & B
 - Addressing legal non-conformities on over 80% of all lots with legalization of all existing buildings, structures, and uses.

- Reflecting generally permitted District-wide residential zone uses (e.g., childcare, community care, lodgers, home based business).
 - Reflecting Building Code and generally permitted District-wide residential regulations (e.g., setbacks and parking regulations).
 - Retaining neighbourhood character through supporting residential uses only in existing residential areas of Caulfeild and excluding detached secondary suites (coach houses).
 - Permitting secondary suites and ground-oriented dwellings (up to a maximum of 3 units per parcel) to ensure that the replacement zoning does not require any further changes necessary to comply with the Provincial Housing Legislation for Small Scale Multi-Unit Housing within the *Local Government Act*.
 - Aligning density expectations by permitting 0.35 Floor Area Ratio (FAR) (as the zone does not permit coach house exemptions as allowed in other single-family areas of the District where the FAR has been reduced for most sites to 0.30), including entitled greenbelt allocation, and incorporating a house size maximum.
2. *Commercial Area*
- Retaining original LUC commercial provisions within the replacement Caulfeild Zone.
3. *Parks and Greenspaces Area*
- Creation of a specific designation, “Parks and Greenspaces”, that would restrict these areas to public recreation and park uses to meet the intent of the LUC.

The proposed replacement zoning (Caulfeild Zone) would apply to the subject lands as presented in **Appendix B**, and, if adopted, the zone would take effect on June 30, 2024 (when the LUC expires).

Official Community Plan Bylaw Amendments

Amendments to the Official Community Plan (OCP), as presented in **Appendix C**, are proposed to:

- place the existing commercial site within the Local Commercial Sites Development Permit Area;
- to remove references within the OCP to land use contracts; and
- to create a ground-oriented housing Development Permit Area for existing attached housing sites to ensure new development maintains neighbourhood character and mitigates any potential adjacency issues.

Accompanying Bylaw Amendments

The overall LUC review (for the other 22 LUC sites) identified minor recommended changes and corrections which are outlined below.

Zoning Bylaw Amendments

The proposed amendments to the Zoning Bylaw provide updates to 18 of the original LUC sites (and are summarized in the following tables). These amendments provide corrections, clarifications and updated land use provisions to ensure consistency with District-wide zoning regulations and historical uses for specific sites.

Consistency with District-wide Commercial provisions			
Address	Zone	Existing Development	Amendment
Folkstone Way	CD10	Mixed-Use: Residential & Commercial	Adding the following uses - child care, community care, home based business, lodgers, office, secondary suites.
585 16th Street	CD64	Commercial: office	Adding AC1 uses as intended in the LUC.
202-250 16th Street 1571-1579 Bellevue Avenue	CD71	Commercial: office, retail	Adding AC1 uses as intended in the LUC.

Consistency with District-wide Seniors Housing provisions			
Address	Zone	Existing Development	Amendment
525 Clyde Avenue	CD25	Community Care Facility	Adding the following uses - accessory buildings and uses.
6645 Nelson Avenue	CD63	Multi-Family Residential: apartment	Adding the following uses - accessory buildings and uses, child care, community care, home based business.
1495 Esquimalt Avenue	CD68	Multi-Family Residential: apartment	Adding the following uses - accessory buildings and uses, caretaker suite, child care, community care, home based business.

Consistency with District-wide Multi-Family Residential provisions			
Address	Zone	Existing Development	Amendment
1340 Duchess Avenue	CD65	Multi-Family Residential: apartment	Adding the following uses - accessory buildings and uses, child care, community care, home based business, lodgers.
2119 Bellevue Avenue	CD70	Multi-Family Residential: apartment	Adding the following uses - child care, community care, home based business, lodgers.
1363 Clyde Avenue	CD73	Multi-Family Residential: apartment	Adding the following uses - child care, community care, home based business, lodgers.

Consistency with District-wide Townhome Residential provisions			
Address	Zone	Existing Development	Amendment
2030-2040 Marine Drive	CD69	Multi-Family Residential: townhomes	Adding the following uses - accessory buildings and uses, child care, community care, home based business, lodgers.
440 13th Street, 1285 & 1289 Keith Road	CD72	Multi-Family Residential: townhomes	Adding the following uses - child care, community care, home based business, lodgers.
4957 Marine Drive	CD74	Multi-Family Residential: townhomes	Adding the following uses - child care, community care, home based business, lodgers.
1858-1896 Bellevue Avenue	CD75	Multi-Family Residential: townhomes	Adding the following uses - child care, community care, home based business, lodgers.
312-320 Keith Road	CD76	Multi-Family Residential: townhomes	Adding the following uses - child care, community care, home based business, lodgers.

Consistency with District-wide Single-Family Residential provisions			
Address	Zone	Existing Development	Amendment
5500 Block Parthenon Place & 5490 Marine Drive	CD77	Single-Detached Residential	Adding the following uses - community care and lodgers.
382-398 Mathers Avenue	CD80	Single-Detached Residential	Adding the following uses - child care and community care.
800 Block Taylorwood Place	CD81	Single-Detached Residential	Adding the following uses - child care, community care, lodgers.
6255 & 6265 Imperial Avenue, 6620-6678 Marine Drive	CD82	Single-Detached Residential	Adding the following uses - child care and community care.

Tree Bylaw Amendment

For the Parthenon Place LUC (CD77) updates (**Appendix D**) are proposed to ensure regulations related to tree protection and tree heights are maintained from the LUC. Specifically, a tree survey to support the protection of retained trees and regulation of new trees is proposed.

Development Procedures Bylaw Amendments

Amendments to the Development Procedures Bylaw, as presented in **Appendix E**, are proposed to:

- remove references to LUC applications and processes; and
- to delegate the consideration of ground-oriented housing development permits within the Caulfeild Zone to the Director of Planning and Development Services.

Fees and Charges Bylaw Amendments

The removal of references to LUC applications is proposed and attached as **Appendix F**.

6.2 Climate Change & Sustainability

The proposed zoning would ensure long term protection of existing greenbelt areas in the Caulfeild area as intended by the LUC.

6.3 Public Engagement and Outreach

Notification for LUC Termination

In accordance with Section 549 of the LGA, all property owners with land(s) currently under LUC were notified of the province's termination of LUCs in June 2022.

Public Hearing and Notification

A public hearing must be held to consider the zoning bylaw amendments, proposed for May 27, 2024. Notice of the public hearing would be given in accordance with legislative requirements and District procedures.

Neighbourhood Feedback

Caulfeild residents had the opportunity to provide in-person feedback during two consultant-led neighbourhood information meetings (**Appendix G**). Feedback received (to date) informed the preparation and finalization of the proposed bylaw amendments.

Dedicated Project Webpage

A dedicated project webpage has been maintained throughout the process, providing all relevant information regarding the provincially directed LUC termination process, materials, and updates.

6.4 Conditions Precedent to Adoption

Ministry of Transportation and Infrastructure approval is required prior to the adoption of the proposed Zoning Bylaw amendments.

6.5 Other Communication, Consultation, and Research

Planning staff have consulted with District staff from other departments as appropriate. A legal review of the proposed replacement zoning bylaws was also undertaken to ensure that the proposed amendment bylaws meet the requirements of the LGA.

7.0 Options

7.1 Recommended Option

That Council give reading(s) to the proposed bylaw amendments and set the date for a public hearing.

7.2 Considered Options

- a) Give reading(s) to the proposed amendment bylaws and set an alternative date (to be specified) for a public hearing;
- b) Defer consideration pending the receipt of additional information (to be specified);
- c) Provide alternative direction (to be specified); or
- d) Reject the proposed bylaw amendments.

8.0 Conclusion

In accordance with provincial legislation, staff recommend adopting the proposed bylaw amendments for impacted lands to provide consistency with LUC provisions, current bylaws, and regulations, while enabling some flexibility, and removing references to LUCs from relevant bylaws.

Author:



Maeve Bermingham, Community Planner

Concurrence



Michelle McGuire, Senior Manager of Current Planning and Urban Design

Appendices:

- A. Caulfeild Land Use Contract and Replacement Zoning – Technical Summary Memorandum
- B. Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024
- C. Official Community Plan No. 4895, 2018, Amendment Bylaw No. 5301, 2024
- D. Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5322, 2024
- E. Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5318, 2024
- F. Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No 5319, 2024
- G. Caulfeild Land Use Contract - Public Engagement Summary

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DATE: April 15, 2024

TO: Planning & Development Services, District of West Vancouver

FROM: Urban Systems

SUBJECT: Caulfeild Land Use Contract

Table 1. Caulfeild Land Use Contract (LUC) and Replacement Zoning Summary Table

ZONING REGULATION	CAULFEILD LUC	NEW CAULFEILD ZONE (CD86)	RATIONALE
Permitted Uses	<p>Residential areas (refer to Figure 1):</p> <ul style="list-style-type: none"> Single-family dwellings allowed in all residential areas including “3 units” per acre (light yellow on map), “6 units” per acre (light orange on map), and “8 units” per acre (dark orange on map). Duplexes and semi-detached single-family dwellings permitted in areas shown as “6 units” per acre and “8 units” per acre. Townhouses permitted in “8 units” per acre area. Accessory buildings. 	<p>Residential – Area A (refer to Figure 2):</p> <ul style="list-style-type: none"> Accessory buildings and uses. Child care. Community care. Common area. Duplex dwellings. Ground-oriented dwellings. Home based business. Lodgers. Secondary suites. Single-family dwelling. <p>Residential – Area B (refer to Figure 2):</p> <ul style="list-style-type: none"> Accessory buildings and uses. Child care. Community care. Common area. Duplex dwellings. Ground-oriented dwellings. Home based business. Lodgers. Secondary suite. Single-family dwelling. 	<ul style="list-style-type: none"> The new Caulfeild zone is aligned with the original intent of the LUC to support residential uses only in residential areas of Caulfeild. The provision to permit home based businesses was added to ensure alignment with the other single-family residential (RS) zones in the District. Secondary suites and ground-oriented dwellings are permitted (to a maximum of 3 units per parcel) to ensure that the replacement zoning does not trigger any additional changes necessary to comply with the provincial housing legislation for Small Multi-Unit Housing (SSMUH) within the Local Government Act. Detached secondary suites (coach houses) were not listed as a permitted use as public engagement was inconsistent in the community about this type of use. In addition, topographic constraints in the area may limit the viability of coach houses on many lots in Caulfeild. Coach houses could still be considered through site specific applications based on relevant policies within the OCP. Based on further land use analysis common areas were added to the permitted uses section of Residential Areas A & B to reflect common areas that have shared/private ownership.

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DATE: April 15, 2024

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SUBJECT: Caulfeild Land Use Contract

	<p>Commercial area (refer to Figure 1):</p> <ul style="list-style-type: none"> • All uses permitted under the C2 zoning as of Aug 1, 1986, except new and/or used car sales, car repairs, and dwelling units over commercial premises. • Retail, office, professional, recreational, and institutional services. • Other commercial uses approved by the District. • No residential uses permitted. 	<p>Commercial Area (refer to Figure 2):</p> <ul style="list-style-type: none"> • Accessory buildings and uses. • Amusement place. • Bakery. • Bakeshop or confectionery. • Bank or credit union. • Business or commercial school, including art and music academy. • Child care. • Community care. • Dry cleaner. • Electric appliance repair shop. • Fire halls. • Funeral home. • Libraries. • Liquor primary licensed premises. • Microbrewery, winery, and distillery. • Office. • Personal services. • Pet care establishment. • Photograph gallery. • Printing shop. • Recreation buildings. • Restaurant. 	<ul style="list-style-type: none"> • All permitted uses in the C2 zone were carried over to the new Caulfeild zone; except that car sales, car repairs, and residential uses were removed to ensure alignment with the LUC and 1986 LUC Modification which do not permit these uses. • Gasoline service stations were a permitted use in the LUC but were removed as a permitted use in the 1986 LUC Modification. Gasoline service stations are also not a permitted use in the C2 zone. As such, this use has not been permitted in the new CD86 zone.
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DATE: April 15, 2024

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SUBJECT: Caulfeild Land Use Contract

		<ul style="list-style-type: none"> • Store or shop for the conduct of retail business but excluding gasoline service stations. • Theatre excluding drive-in theatre. • Veterinary medical clinic. 	
	<p>Parks and greenspaces (other than Plateau Park the greenbelt areas were not specifically mapped in the Caulfeild LUC map):</p> <ul style="list-style-type: none"> • N/A 	<p>Parks and Greenspaces Area (refer to Figure 2):</p> <ul style="list-style-type: none"> • Parks and playgrounds. • Park accessory uses. 	<ul style="list-style-type: none"> • The area was named “Parks and Greenspaces Area” to allow for a variety of park uses in both the greenbelt areas and neighbourhood parks. • This area was created to maintain existing park and greenbelt areas as intended by the LUC.
Conditions of Use		<p>Residential – Area A</p> <ul style="list-style-type: none"> • Restricting tenure for additional housing units permitted so that each parcel is prohibited from being strata titled. <p>Common Area</p> <ul style="list-style-type: none"> • Permits parkland, recreation and greenspace use. 	<ul style="list-style-type: none"> • Consistent with current LUC restrictions. • Restricts common areas for parkland, recreation and greenspace use.
Site Area		<p>Residential – Areas A & B</p> <ul style="list-style-type: none"> • The minimum permitted site area for any parcel will be the area of the site of record existing as of June 30, 2024. • The pro-rata share of any common site or sites and areas created by subdivision and conveyed to the District as green belt in accordance with Section 120.23(1) 	<ul style="list-style-type: none"> • Ensures that all existing parcels in Caulfeild conform to the site area requirements (legalizing/grandfathering the existing site areas). • Restricts subdivision of existing parcels consistent with current LUC restrictions. Site specific applications could be considered to permit subdivision based on relevant OCP policies. • Pro-rata share provision ensures that the residents entitled to green belt allocation have their pro-rata share included in the

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SUBJECT: Caulfeild Land Use Contract

			<p>calculation of site area for their property consistent with the LUC.</p> <ul style="list-style-type: none"> 2 specific parcels are identified that would be permitted to be re-subdivided into three parcels to reflect the previous subdivision configuration and existing servicing (refer to draft Zoning Amendment Bylaw).
Density	<p>Residential areas (3 density areas prescribed as shown on LUC map):</p> <ul style="list-style-type: none"> Maximum of three dwelling units per acre overall. <p>Commercial area:</p> <ul style="list-style-type: none"> The ground floor area is limited to approximately 69,500 sq. ft. 	<p>Residential – Area A</p> <ul style="list-style-type: none"> Maximum three units per parcel. <p>Residential – Area B</p> <ul style="list-style-type: none"> Maximum number of principal dwelling units is 35. <p>Commercial Area</p> <ul style="list-style-type: none"> Maximum permitted gross floor area is 6,700 m². 	<ul style="list-style-type: none"> The maximum density for Area A was set to three units per parcel to ensure that no further changes are necessary to comply with the provincial SSMUH within the Local Government Act. The maximum density for Area B was set to 35 principal dwelling units since there are 35 existing strata units within Area B. The maximum density for the Commercial Area was carried over from the LUC, converted to the metric system to ensure alignment with the Zoning Bylaw, and rounded up since the existing ground floor area is slightly greater than 6,500 m² (69,500 sq. ft.).
Floor Area Ratio		<p>Residential – Area A:</p> <ul style="list-style-type: none"> The floor area ratio as of June 30, 2024; or The floor area ratio of 0.35 to a maximum floor area of 585.4 m². 	<ul style="list-style-type: none"> Since many lots have FAR greater than 0.35, the proposed approach to legalize/grandfather the existing FAR will avoid legal non-conformity. As detached secondary suites (coach houses) are not a proposed permitted use in residential areas of Caulfeild, an FAR of 0.35 is proposed, which is consistent with the maximum FAR for most single-family sites across the District prior to zoning changes that reduced most sites from 0.35 to 0.3 FAR and introduced a bonus provision for coach house development.

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SUBJECT: Caulfeild Land Use Contract

			<ul style="list-style-type: none"> If a property owner seeks to redevelop, they will have to comply with the density requirement of 0.35 FAR (or be allowed to build back the existing floor area if it exceeds 0.35 FAR). The maximum floor area of 585.4 m² is consistent with the maximum floor areas in similar RS zones (including RS10 and RS3) with similar site sizes.
Site Coverage	<ul style="list-style-type: none"> 30%. 	Residential – Areas A & B: <ul style="list-style-type: none"> Site coverage as of June 30, 2024, or 30% of the site area. 	<ul style="list-style-type: none"> This approach is consistent with the site coverage requirements outlined in the LUC and several RS zones in the District, including RS10, while also legalizing/ grandfathering the parcels with site coverage greater than 30%.
Building Height	Residential areas: <ul style="list-style-type: none"> 8 m, unless approved by the Director of Development and Advisory Design Panel. Commercial area: <ul style="list-style-type: none"> 10.7 m. 	Residential – Areas A & B: <ul style="list-style-type: none"> The building height as of June 30, 2024, or 8 m. Commercial Area: <ul style="list-style-type: none"> 10.7 m. 	<ul style="list-style-type: none"> Carried over from the LUC, while also legalizing/ grandfathering the parcels with building height greater than 8 m.
Number of Storeys	Commercial area: <ul style="list-style-type: none"> 1 floor except mezzanines as defined in the Building Code. 	Residential – Areas A & B: <ul style="list-style-type: none"> 2 plus basement maximum. Commercial area: <ul style="list-style-type: none"> 1 floor except mezzanines as defined in the Building Code. 	<ul style="list-style-type: none"> The number of storeys for residential areas was carried over from the RS10 zone. The number of storeys for the commercial area was carried over from the LUC.
Front Yard Setback		Residential - Area A: <ul style="list-style-type: none"> Front yard setback as of June 30, 2024; or 6.7 m minimum. 	<ul style="list-style-type: none"> Provision ensures that all existing parcels in Caulfeild conform to the front yard setback requirements (legalizing/ grandfathering the existing front yard setbacks). The existing LUC does not include a minimum front yard setback. Based on feedback received and further planning

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SUBJECT: Caulfeild Land Use Contract

			analysis the introduction of a minimum front yard setback is recommended to ensure that new housing provides an adequate setback to adjacent streets where applicable.
Rear Yard Setback		<p>Commercial Area:</p> <ul style="list-style-type: none"> Rear yard setbacks as outlined in the C2 zone. <p>Residential - Area A:</p> <ul style="list-style-type: none"> Rear yard setback as of June 30, 2024; or 9.1 m minimum. 	<ul style="list-style-type: none"> Rear yard setback requirements for the commercial area are carried over from the C2 zone, as outlined in the LUC which states that the area will be subject to the C2 zoning requirements. Provision ensures that all existing parcels in Caulfeild conform to the rear yard setback requirements (legalizing/grandfathering the existing side yard setbacks). The existing LUC does not include a minimum rear yard setback. Based on feedback received and further planning analysis the introduction of a minimum rear yard setback is recommended to mitigate potential adjacency issues for new housing development.
Side Yard Setback		<p>Residential – Area A:</p> <ul style="list-style-type: none"> Side yard setback as of June 30, 2024; or 1.2 m minimum. 	<ul style="list-style-type: none"> Provision ensures that all existing parcels in Caulfeild conform to the side yard setback requirements (legalizing/grandfathering the existing side yard setbacks). Historically a 1 m side yard setback for new development in Caulfeild was required based on the LUC requirement for a 2 m building separation, however, based on building code regulations a 1.2 m minimum side yard setback is recommended.
Off-Street Parking	<p>Residential areas:</p> <ul style="list-style-type: none"> 2 parking spaces per parcel. <p>Commercial area:</p> <p>As required under the C2 zone.</p>	<p>Residential – Areas A & B:</p> <ul style="list-style-type: none"> Parking for single-family dwelling and duplex dwelling uses shall be 	<ul style="list-style-type: none"> The parking requirements for residential areas of Caulfeild will be consistent with other residential areas in the District, as outlined in Section 140 (Parking Regulations) of the Zoning Bylaw.

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SUBJECT: Caulfeild Land Use Contract

		<p>regulated in accordance with Sections 141 and 142 of the Zoning Bylaw.</p> <ul style="list-style-type: none"> • Parking for ground-oriented dwelling uses shall be regulated in accordance with Section 143 and 144 of the Zoning Bylaw. <p>Commercial area: As required under the C2 zone.</p>	<ul style="list-style-type: none"> • The parking requirements for the commercial area were carried over from the C2 zone consistent with the LUC requirements. • Clauses pertaining to parking requirements for residential uses in commercial areas were removed since the LUC prohibits residential development in the commercial area.
--	--	---	---

Associated Bylaw Amendments:

Official Community Plan:

- Inclusion of the existing Commercial Area within the Local Commercial Sites Development Permit Area to include commercial permit requirements of general application.
- Creation of the Caulfeild Ground-Oriented Housing Development Permit Area for existing attached housing sites to encourage compatible development through form and character guidelines.

Development Procedures Bylaw

- Assigning delegated approval of ground-oriented housing development permits to the Director of Planning and Development Services.

URBAN SYSTEMS MEMORANDUM

DATE: April 15, 2024
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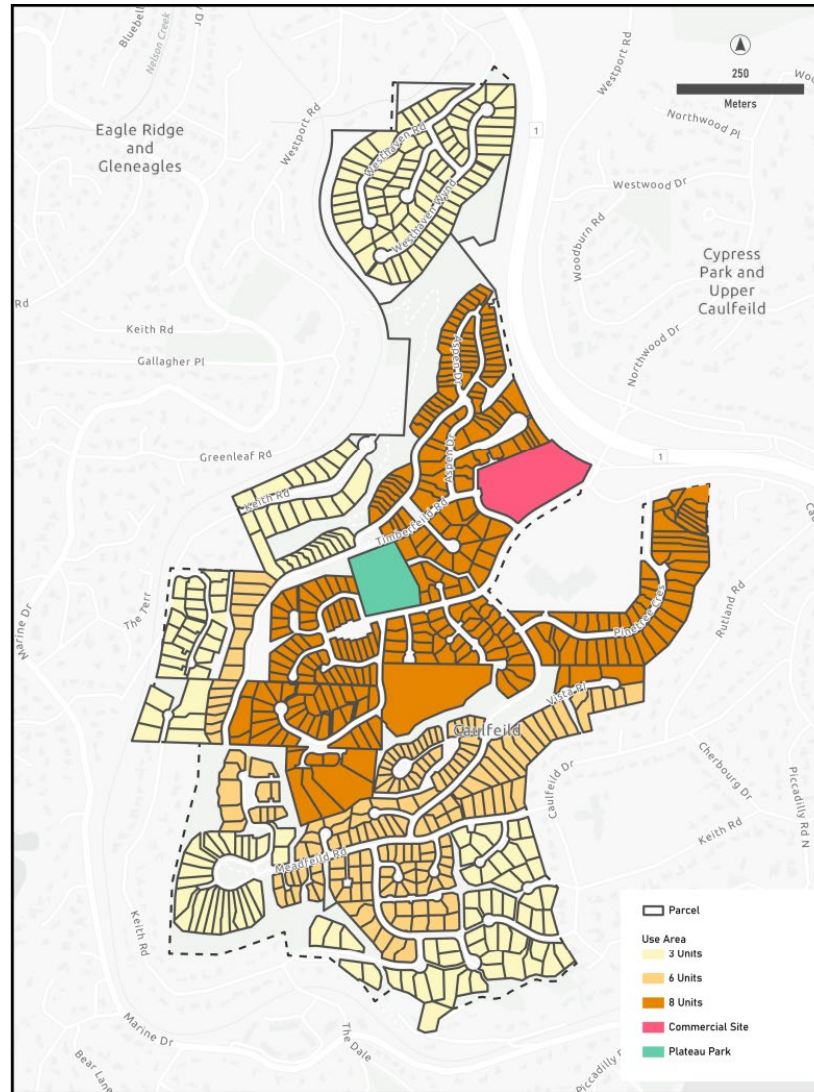


Figure 1. Caulfeild LUC Map

URBAN SYSTEMS MEMORANDUM

DATE: April 15, 2024

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SUBJECT: Caulfeild Land Use Contract

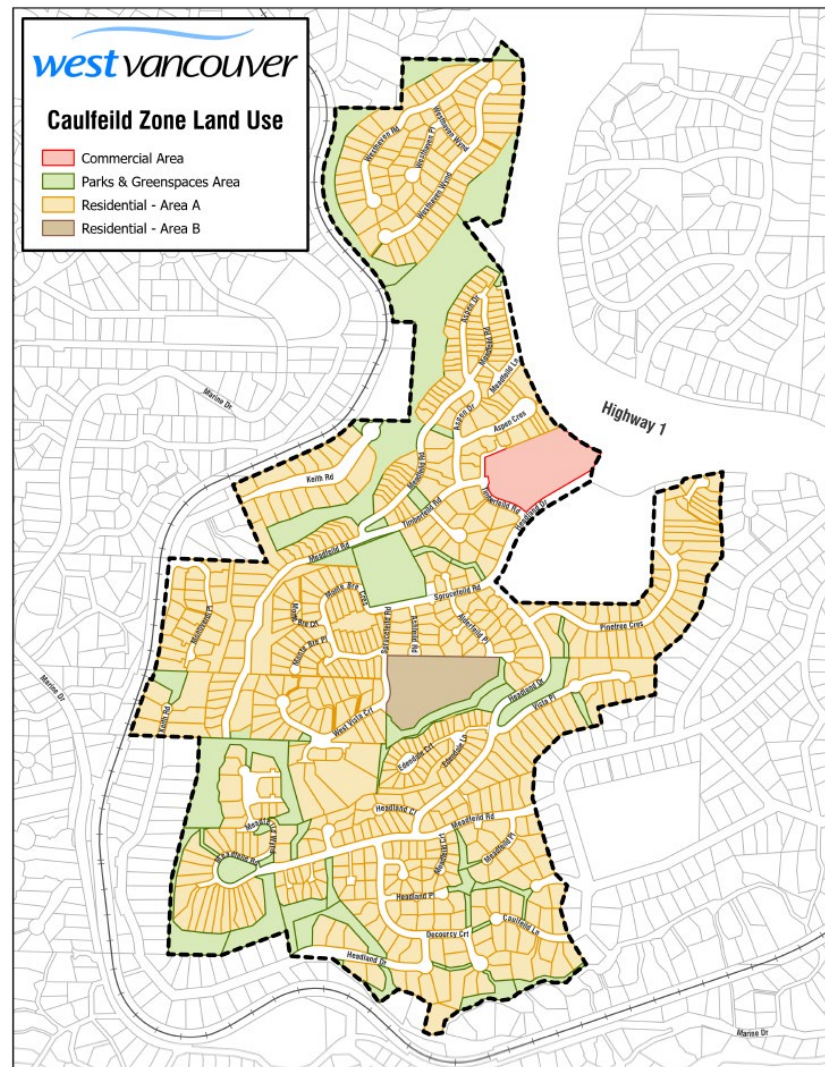


Figure 2: Caulfeild Zone Land Use Map

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District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5321, 2024**

Effective Date:

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024

A bylaw to amend zoning for lands currently under land use contract.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, and 5223.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for amendments to facilitate existing development currently under land use contract;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024.

Part 2 Severability

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 Adds the CD86 Zone & Rezones the Site

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development Zones) is amended by adding Section 686 as the CD86 –

Comprehensive Development Zone 86 (Caulfeild Zone) as set out in **Schedule A** to this bylaw.

- 3.2 The lands shown outlined in bold and shaded on the map in **Schedule B** to this bylaw are rezoned from RS2 – Single Family Dwelling Zone 2, RS3 – Single Family Zone 3, and RS10 – Single Family Dwelling Zone 10 to CD86 (Caulfeild Zone).

Part 4 Amends the Table of Contents

- 4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Table of Contents is amended accordingly.

Part 5 Amends Zoning Map

- 5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Zoning Map is amended by changing the zoning on the lands as shown outlined in bold and shaded on the map in **Schedule B** to this bylaw,

FROM: RS2 - Single Family Dwelling Zone 2

RS3 - Single Family Dwelling Zone 3

RS10 - Single Family Dwelling Zone 10

TO: CD86 – Comprehensive Development Zone 86 (Caulfeild Zone)

Part 6 Amendment of Regulations

- 6.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 610 – CD10 (Folkestone Way) is amended by:

- 6.1.1 Adding the following to Section 610.02 (Permitted Uses) in numerical order:

vii. Home base business

viii. Office

ix. Child care

x. Community care

xi. Lodgers

xii. Secondary suites

- 6.2 Zoning Bylaw No. 4662, 2010, Schedule A, Section 625 – CD25 (Care Facility on Clyde Avenue) is amended by:
- 6.2.1 Adding the following to Section 625.01 (Permitted Uses):
- (d) accessory buildings and uses
- 6.3 Zoning Bylaw No. 4662, 2010, Schedule A, Section 663 – CD63 (6645 Nelson Avenue) is amended by:
- 6.3.1 Adding the following to Section 663.02 (Permitted Uses) in numerical order:
- iii. Accessory buildings and uses
 - iv. Child care
 - v. Community care
 - vi. Home based business
- 6.4 Zoning Bylaw No. 4662, 2010, Schedule A, Section 664 – CD64 (585 16th Street) is amended by:
- 6.4.1 Deleting the text in Section 664.02 (Permitted Uses) and replacing it with the following:
- i. Those uses as provided for in section 701.01 - Ambleside Centre Zone 1 of this bylaw.
- 6.4.2 Deleting the text “accessory” in Section 664.03(2).
- 6.5 Zoning Bylaw No. 4662, 2010, Schedule A, Section 665 – CD65 (1340 Duchess Avenue) is amended by:
- 6.5.1 Adding the following to Section 665.02 (Permitted Uses) in numerical order:
- ii. Accessory buildings and uses
 - iii. Home based business
 - iv. Child care
 - v. Community care
 - vi. Lodgers
- 6.6 Zoning Bylaw No. 4662, 2010, Schedule A, Section 668 – CD68 (1495 Esquimalt Avenue) is amended by:

- 6.6.1 Adding the following to Section 668.02 (Permitted Uses) in numerical order:
 - ii. Accessory buildings and uses
 - iii. Home based business
 - iv. Child care
 - v. Community care
 - vi. Caretaker's suite

- 6.7 Zoning Bylaw No. 4662, 2010, Schedule A, Section 669 – CD69 (2030-2040 Marine Drive) is amended by:
 - 6.7.1 Adding the following to Section 669.02 (Permitted Uses) in numerical order:
 - ii. Accessory buildings and uses
 - iii. Home based business
 - iv. Child care
 - v. Community care
 - vi. Lodgers

- 6.8 Zoning Bylaw No. 4662, 2010, Schedule A, Section 670 – CD70 (2119 Bellevue) is amended by:
 - 6.8.1 Adding the following to Section 670.02 (Permitted Uses) in numerical order:
 - iii. Home based business
 - iv. Child care
 - v. Community care
 - vi. Lodgers

- 6.9 Zoning Bylaw No. 4662, 2010, Schedule A, Section 671 – CD71 (202-250 16th Street, 1571–1579 Bellevue Avenue) is amended by:

- 6.9.1 Deleting the text in Section 671.02 (Permitted Uses) and replacing it with the following:
 - i. Those uses as provided for in section 701.01 - Ambleside Centre Zone 1 of this bylaw.

- 6.10 Zoning Bylaw No. 4662, 2010, Schedule A, Section 672 – CD72 (440 13th Street, 1285 & 1289 Keith Road) is amended by:
 - 6.10.1 Adding the following to Section 672.02 (Permitted Uses) in numerical order:
 - iv. Home based business
 - v. Child care
 - vi. Community care
 - vii. Lodgers

- 6.11 Zoning Bylaw No. 4662, 2010, Schedule A, Section 673 – CD73 (1363 Clyde Avenue) is amended by:
 - 6.11.1 Adding the following to Section 673.02 (Permitted Uses) in numerical order:
 - iii. Home based business
 - iv. Child care
 - v. Community care
 - vi. Lodgers

- 6.12 Zoning Bylaw No. 4662, 2010, Schedule A, Section 674 – CD74 (4957 Marine Drive) is amended by:
 - 6.12.1 Adding the following to Section 674.02 (Permitted Uses) in numerical order:
 - iii. Home based business
 - iv. Child care
 - v. Community care
 - vi. Lodgers

- 6.13 Zoning Bylaw No. 4662, 2010, Schedule A, Section 675 – CD75 (1858-

1896 Bellevue Avenue) is amended by:

- 6.13.1 Adding the following to Section 675.02 (Permitted Uses) in numerical order:
 - iii. Home based business
 - iv. Child care
 - v. Community care
 - vi. Lodgers

- 6.14 Zoning Bylaw No. 4662, 2010, Schedule A, Section 676 – CD76 (312-320 Keith Road) is amended by:
 - 6.14.1 Adding the following to Section 676.02 (Permitted Uses) in numerical order:
 - iii. Home based business
 - iv. Child care
 - v. Community care
 - vi. Lodgers

- 6.15 Zoning Bylaw No. 4662, 2010, Schedule A, Section 677 – CD77 (5500 Block Parthenon Place & 5490 Marine Drive) is amended by:
 - 6.15.1 Deleting Section 677.03(1) (Building Lots) and replacing it with the following:
 - (1) Building Lots
 - a. Accessory buildings and uses
 - b. Child care
 - c. Community care
 - d. Home based business
 - e. Lodgers
 - f. Secondary suites
 - g. Single-family dwellings

- 6.15.2 Adding the following to Section 677.04 (Conditions of Use) in numerical order:
 - (5) No more than 20 children shall be permitted in pre-school groups (nursery-kindergarten) for child care uses in a single-family dwelling.

- 6.16 Zoning Bylaw No. 4662, 2010, Schedule A, Section 680 – CD80 (382-398 Mathers Avenue) is amended by:
 - 6.16.1 Deleting Section 680.02(1) (Strata Lots) and replacing it with the following:
 - (1) Strata Lots
 - a. Child care
 - b. Community care
 - c. Home based business
 - d. Lodgers
 - e. Secondary suites
 - f. Single-family dwellings
 - g. Accessory uses to the listed uses

 - 6.16.2 Adding the following to Section 680.03 (Conditions of Use) in numerical order:
 - (2) The keeping of lodgers shall not be permitted where secondary suites are provided.

 - (3) No more than two lodgers per strata lot are permitted.

- 6.17 Zoning Bylaw No. 4662, 2010, Schedule A, Section 681 – CD81 (800 Taylorwood Place) is amended by:
 - 6.17.1 Deleting Section 681.02 (Permitted Uses) and replacing it with the following:
 - i. Accessory buildings, structures, and uses
 - ii. Child care
 - iii. Community care

- iv. Home based business
- v. Lodgers
- vi. Secondary suites
- vii. Single-family dwellings
- viii. Site management office

6.18 Zoning Bylaw No. 4662, 2010, Schedule A, Section 682 – CD82 (6255 & 6265 Imperial Avenue, 6620–6678 Marine Drive) is amended by:

6.18.1 Deleting Section 682.02(1) (Individual lots) and replacing it with the following:

- (1) Individual lots
 - a. Child care
 - b. Community care
 - c. Home based business
 - d. Secondary suites
 - e. Single-family dwellings
 - f. Accessory uses to the listed uses

6.18.2 Adding the following to Section 682.03 (Conditions of Use) in numerical order:

- (4) The keeping of lodgers shall not be permitted where secondary suites are provided.
- (5) No more than two lodgers per strata lot are permitted.

Part 7 Effective Date

7.1 Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024 will be effective on June 30, 2024, or as otherwise specified in the schedules.

Schedules

Schedule A – CD86 – Comprehensive Development Zone 86 (Caulfeild Zone)

Schedule B – Amends Zoning Maps

READ A FIRST TIME on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on XXX XX and XX, 2024

APPROVED by the Minister of Transportation and Infrastructure on [Date].

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

Schedule A – CD86 – Comprehensive Development Zone 86 (Caulfeild Zone)

686 CD86 (Caulfeild Zone)

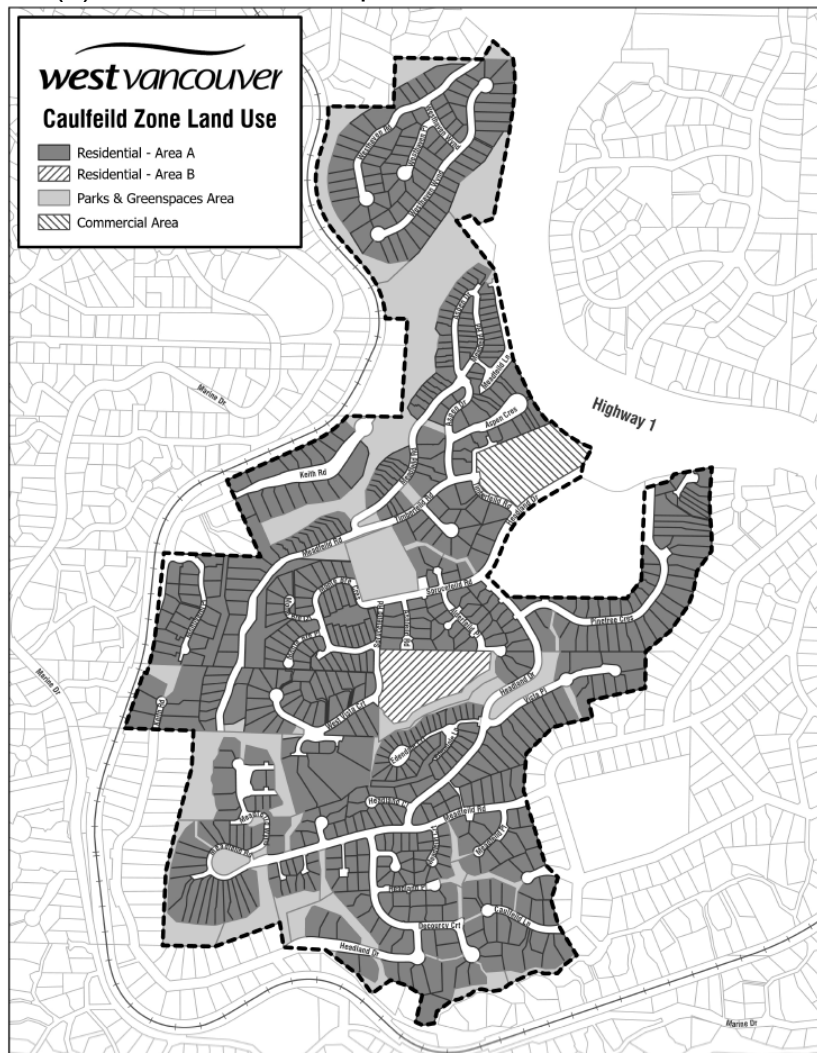
AMENDING
BYLAW

SECTION REGULATION

686.01 Map

Lands zoned CD86 are shaded on the map below and shall be identified as:

- (a) Residential – Area A
- (b) Residential – Area B
- (c) Commercial Area
- (d) Parks and Greenspaces Area



686.02 Definitions

- (1) Within the CD86 Zone the following definition shall apply:
“Common Area” shall mean and include Plan VAP17835 District Lot 879 Parcel H Lot 52, Plan VAP18948 District Lot 879 Parcel H Lot 100, Plan VAP20429 District Lot 885 Parcel H Lot 14, Plan LMS2640 District Lot 890 Lot N, Plan LMS3329 District Lot 890 Block Q.

686.03 Permitted Uses

- (1) Residential - Area A
- (a) Accessory buildings and uses
 - (b) Child care
 - (c) Community care
 - (d) Common area
 - (e) Duplex dwellings
 - (f) Ground-oriented dwellings
 - (g) Home based business
 - (h) Lodgers
 - (i) Secondary suite
 - (j) Single-family dwelling
- (2) Residential - Area B
- (a) Accessory buildings and uses
 - (b) Child care
 - (c) Community care
 - (d) Common area
 - (e) Duplex dwellings
 - (f) Ground-oriented dwellings
 - (g) Home based business
 - (h) Lodgers
 - (i) Secondary suite
 - (j) Single-family dwelling
- (3) Commercial Area
- (a) Accessory buildings and uses
 - (b) Amusement place
 - (c) Bakery
 - (d) Bakeshop or confectionery
 - (e) Bank or credit union
 - (f) Business or commercial school, including art and music academy
 - (g) Child care

- (h) Community care
 - (i) Dry cleaner
 - (j) Electric appliance repair shop
 - (k) Fire halls
 - (l) Funeral home
 - (m) Libraries
 - (n) Liquor primary licensed premises
 - (o) Microbrewery, winery, and distillery
 - (p) Office
 - (q) Personal services
 - (r) Pet care establishment
 - (s) Photograph gallery
 - (t) Printing shop
 - (u) Recreation buildings
 - (v) Restaurant
 - (w) Store or shop for the conduct of retail business but excluding gasoline service stations
 - (x) Theatre excluding drive-in theatre
 - (y) Veterinary medical clinic
- (4) Parks and Greenspaces Area
- (a) Parks and playgrounds
 - (b) Park accessory uses

686.04 Conditions of Use

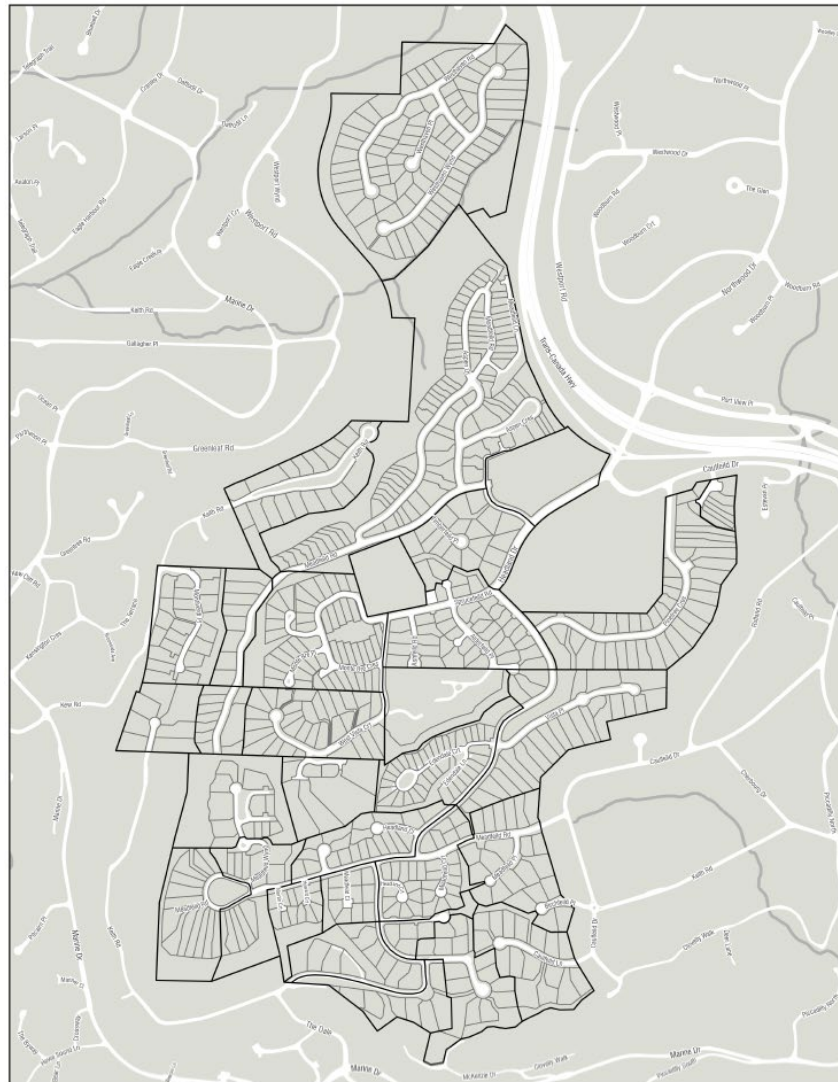
- (1) Residential Area A
Stratification of buildings or land is prohibited.
- (2) Common Area
Common areas shall be used for parkland, recreation and greenspace use.

686.05 Site Area

- (1) Residential - Areas A & B
 - (a) Minimum permitted site area for any residential parcel is the site area lawfully registered on the parcel as of June 30, 2024.
 - (b) The requirements of Section 686.04(1)(a) shall not prevent the adjustment of a site line between two lots existing as of June 30, 2024.
 - (c) Notwithstanding Section 686.05(1)(a) the following two parcels may be subdivided to three parcels PID 029-502-420, Plan BCP39953, District Lot 890, Parcel A, Lot 8 and

PID 027-840-751, Plan BCP39953, District Lot 890, Parcel A, Lot 9.

- (d) Any inclusions or exclusions must be in accordance with Section 120.23 of this bylaw.
- (e) For parcels shown within the boundaries on the map below, a pro rata share of all common site or sites, and/or greenbelt areas shall be used to calculate site area.



686.06 Density

- (1) Residential – Area A
 - (a) The maximum number of dwelling units shall not exceed three per lot.

- (2) Residential – Area B
 - (a) The maximum number of principal dwelling units shall not exceed 35.

- (3) Commercial Area
 - (a) The maximum permitted gross floor area of any development on the subject lot is 6,700 square metres.

686.07 Floor Area Ratio

- (1) Residential – Area A
 - (a) The maximum permitted floor area for any lot is the greater of:
 - i. the floor area lawfully constructed on the lot as of June 30, 2024; or
 - ii. 0.35 floor area ratio of site area to a maximum floor area of 585.4 square metres.
 - (b) For the purposes of section 686.06(1)(a), the District may require a survey by a suitably qualified professional certifying the actual gross floor area constructed on a lot as of June 30, 2024.

- (2) Commercial Area
 - The maximum permitted gross floor area of development on the subject lot is 6,700 square metres.

686.08 Site Coverage

- (1) Residential – Areas A & B
 - (a) The maximum permitted site coverage for any lot is the greater of:
 - i. the site coverage lawfully constructed on the lot as of June 30, 2024; or
 - ii. 30% of site area.
 - (a) For the purposes of 686.08(1)(a) the District may require a survey by a suitably qualified professional certifying the actual site coverage on a lot as of June 30, 2024.

686.09 Building Height

- (1) Residential – Areas A & B
 - (a) Maximum permitted height for any building on a lot is the greater of:
 - i. the building height that was lawfully constructed on the lot as of June 30, 2024; or
 - ii. 8 metres.
 - (b) For the purposes of Section 686.09(1)(a) the District may require a survey by a suitably qualified professional certifying the actual building height constructed on a lot as of June 30, 2024.
- (2) Commercial Area
10.7 metres maximum.

686.10 Number of Storeys

- (1) Residential – Areas A & B
2 plus basement maximum.
- (2) Commercial Area
Maximum 1 storey, except mezzanines as defined and provided for in the BC Building Code.

686.11 Rear Yard Setback

- (1) Commercial Area
 - (a) 9.1 metres minimum, except:
 - i. where the site is flanked by a lane, the required rear yard may be provided either from the rear line of the building or between the sideline of the site adjoining the lane and the sideline of the building.
 - ii. 4.3 metres minimum on a corner site where the required number of off-street parking spaces and access aisles thereto are provided between the front site line and the front line of the building; or
 - (b) 4.3 metres applies where a pedestrian arcade has been provided and where the required minimum number of off-street parking spaces and access aisles thereto are located either:
 - i. on a site other than the site of the main building; or

- ii. partly within the building and partly on a site other than the site of the main building, or
 - iii. within the building.
- (2) Residential - Area A
- (a) Minimum rear yard setback permitted on a lot is:
 - i. the smallest rear yard setback that was lawfully constructed on the lot as of June 30, 2024; or
 - ii. 9.1 metres.
 - (b) For the purposes of Section 686.12(1)(a) the District may require a survey by a suitably qualified professional certifying the actual rear yard setback constructed on a lot as of June 30, 2024.

686.12 Front Yard Setback

- (1) Residential - Area A
- (a) Minimum front yard setback permitted on a lot is:
 - i. the smallest front yard setback that was lawfully constructed on the lot as of June 30, 2024; or
 - ii. 6.7 metres.
 - (b) For the purposes of Section 686.12(1)(a) the District may require a survey by a suitably qualified professional certifying the actual front yard setback constructed on a lot as of June 30, 2024.

686.13 Side Yard Setback

- (1) Residential - Area A
- (a) Minimum side yard setback permitted on a lot is:
 - iii. the smallest side yard setback that was lawfully constructed on the lot as of June 30, 2024; or
 - iv. 1.2 metre.
 - (b) For the purposes of Section 686.12(1)(a) the District may require a survey by a suitably qualified professional certifying the actual side yard setback constructed on a lot as of June 30, 2024.

686.14 Off-street Parking

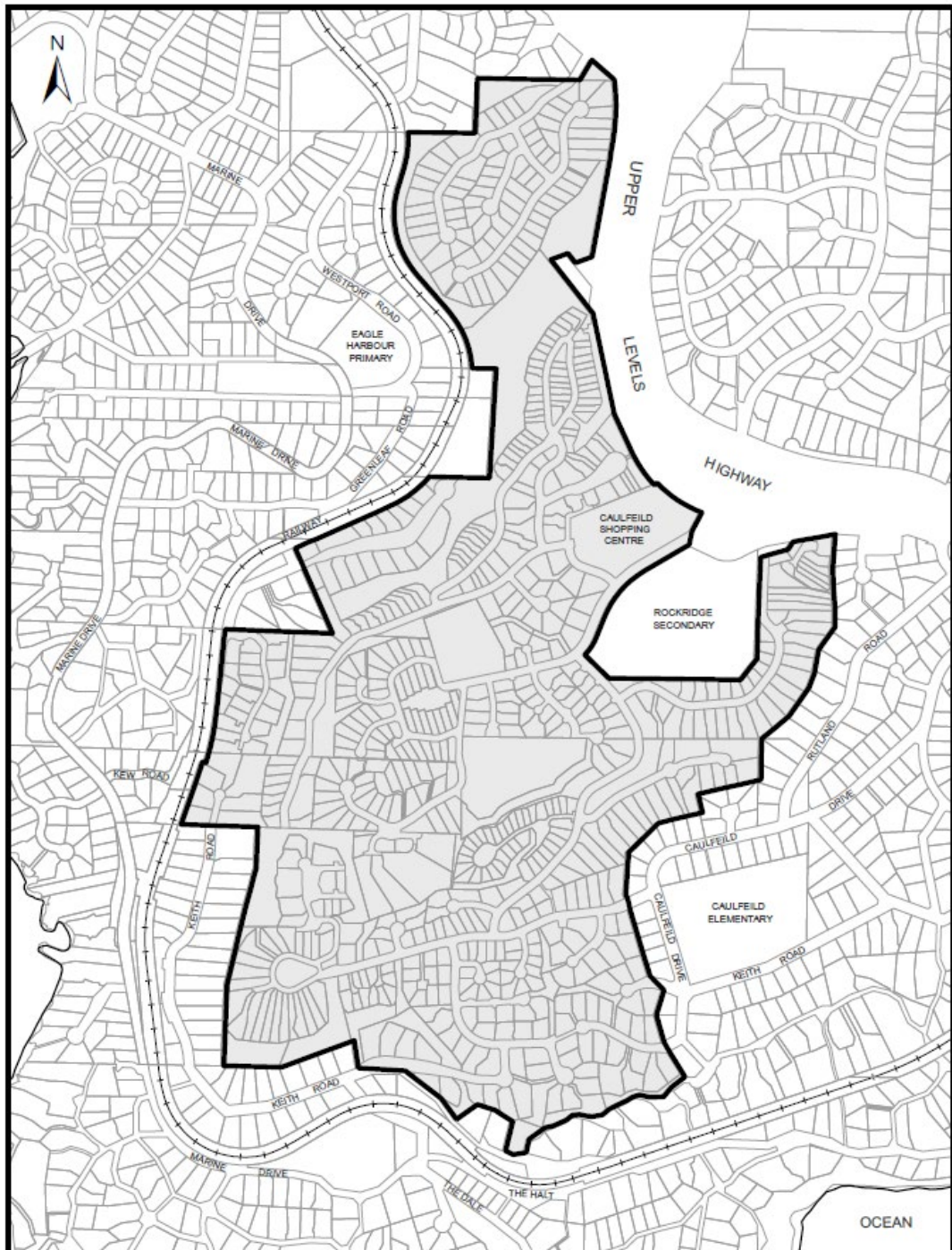
- (1) Commercial Area
- (a) Minimum of 1 parking space for every 37.5 square metres of commercial gross floor area.

- (b) Applications for approval of provision of front yard parking on corner sites in this zone must receive the approval of the Director of Engineering and Transportation having regard to location of access crossovers in relation to traffic requirements and shall only be considered for corner sites having a frontage of not less than 45.7 metres on the major street to be served.

Schedule B – Amends Zoning Maps

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Zoning Maps.

The area shown outlined in bold and shaded on the map below rezones the site to CD86.





District of West Vancouver

**Official Community Plan Bylaw No. 4985, 2018,
Amendment Bylaw No. 5301, 2024**

Effective Date:

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024

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District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024

A bylaw to amend the Official Community Plan to include 5375 Headland Drive (Caulfeild Shopping Centre) within Development Permit Area BF-C 8 “Local Commercial Sites” and to create the Caulfeild Ground-Oriented Housing Development Permit Area Designation BF-B17.

Previous amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5135, 5128, 5172, 5321 and 5222.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Official Community Plan to include 5375 Headland Drive within the “Local Commercial Sites” development permit area and to create the Caulfeild Ground-Oriented Housing Development Permit Area;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024.

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 Amendment to Section 2 [Community Wide Directions]

- 3.1 Section 2 of Official Community Plan Bylaw No. 4985, 2018, is amended by:
- 3.1.1 Deleting policy 2.1.22 “Create new regulations prior to 2022 that replace expiring Land Use Contracts, meet community housing needs, and respond to neighbourhood context and character” and renumbering remaining policies accordingly.

Part 4 Amends Schedule ii: Area-Specific Policies & Guidelines

- 4.1 Schedule ii of Official Community Plan Bylaw No. 4985, 2018 is amended as follows:
- 4.1.1 By amending Policy BF-C 8 “Local Commercial Sites” as follows:
 - (a) Add 5375 Headland Way, PID 008-529-906, and legally described as LOT D DISTRICT LOT 773 PLAN 21440 as a designated property of the Development Permit Area.
 - 4.1.2 By amending the key map of Commercial Development Permit Area Designation Map BF-C 8 on page 62 by:
 - (a) adding “5375 Headland Way” as a Local Commercial Site on the map;
 - (b) deleting “Caulfeild Neighbourhood Centre” from the map; and
 - (c) updating the legend by deleting “Commercial Land Use Contract Area (Not D.P.A)”
 - 4.1.3 By amending the key map of Residential Area Designations by adding “Caulfeild Ground-Oriented Housing” to the map legend and identifying the location of the Development Permit Area on the map.
 - 4.1.4 By adding “Policy BF-B17” as follows:
 - (a) “Promote the siting and design of attached ground-oriented housing in the Caulfeild zone that integrates with the neighbourhood context and meets a high quality of

building and landscape design to create an attractive, residential streetscape.”

- 4.1.5 By adding “Caulfeild Ground-Oriented Housing Development Permit Area Designation BF-B17” as illustrated by the map in **Schedule A** attached to this bylaw.

Part 5 Adds Development Permit Guidelines for Caulfeild Ground-Oriented Housing

- 5.1 Schedule ii Area Specific Policies & Guidelines to the Official Community Plan Bylaw No. 4985, 2018 is further amended as follows:
 - 5.1.1 By adding “Guidelines BF-B17” for ground-oriented housing, as described in **Schedule B** as attached to this bylaw.

Part 6 Amends Schedule iii: Glossary

- 6.1 Schedule iii of Official Community Plan Bylaw No. 4985, 2018 is amended by deleting the definition of “Land Use Contract (LUC)” as follows:

“Land Use Contract (LUC)	Agreement between an owner and the District—registered against the title of a property in the 1970s and binding on future owners—that will be terminated in accordance with more recent Provincial regulation.”
--------------------------	---

Part 7 Effective Date

- 7.1 Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024 will be effective on June 30, 2024.

Schedules

- Schedule A – Development Permit Area Designation BF-B17
- Schedule B – Built Form Guidelines BF-B17

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date].

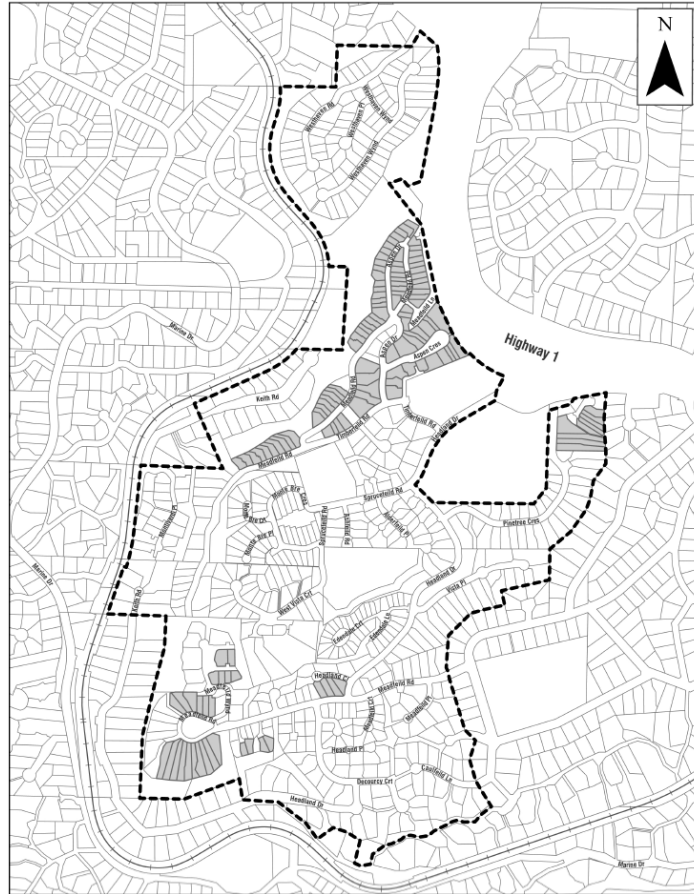
Mayor

Corporate Officer

Schedule A – Development Permit Designation BF-B17

Amendment to Official Community Plan Bylaw No. 4985, 2018, Schedule A, Schedule ii, Area-Specific Policies & Guidelines.

The area shown shaded on the map below is designated as the Development Permit Area BF-B17.



Category:	Local Government Act s. 488(1)(e)
Conditions:	The Development Permit Area designation is warranted to provide for the compatibility of ground-oriented housing units within the former Caulfeild Land Use Contract area.
Objectives:	<ul style="list-style-type: none"> To integrate attached residential development with existing site features, and the built form and character of the surrounding area; and To promote a high standard of design, construction and landscaping.
Guidelines Schedule:	Guidelines BF-B17 shall apply.
Exemption: Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. is for the renovation of or small addition to a dwelling unit; or ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all the requirements of the Zoning Bylaw, and conforms to Guidelines BF-B17.

Schedule B – Built Form Guidelines BF-B17

I. CONTEXT AND CHARACTER

- a. New development should generally respect the pattern and scale of existing buildings, and the established landscape character of the neighbourhood.

II. BUILDING DESIGN

- a. Buildings and structures should demonstrate variety in terms of form and character, architecture massing and roof forms while maintaining a cohesive approach to the overall design.
- b. Special attention should be taken along shared property lines where possible to address screening and mitigate privacy and overlook impacts.
- c. Roof forms should be designed to reduce the appearance of height, such as varied forms, large overhangs, or integrated with roof slope.
- d. Finishing materials should be varied and of natural materials to provide interest and texture and should be coordinated with adjacent development.
- e. Balconies and decks should be screened and located to provide privacy and minimize overlook onto neighbouring properties.
- f. All dwelling units should have access to adequate indoor storage areas, including convenient and secure bicycle storage.

III. LANDSCAPE DESIGN

- a. Each unit should be provided with private outdoor space.
- b. Exposed concrete walls or parkades should be faced with natural stone to blend them into the landscape.
- c. The area between a public street and private space should be designed as a transitional area that is visually interesting to pedestrians while clearly privately owned rather than walled or fenced off from public view.
- d. Plant materials should create a lush natural garden environment with some ornamental character, however, should promote sustainability overall through the use of native and drought tolerant plants and the integration of storm water management strategies such as a rain garden.
- e. The landscape design should enhance the neighbourhood, compliment the development and reduce the apparent mass of buildings.

- f. Healthy trees and landscaping should be retained and protected where appropriate. Opportunities for transplanting existing landscaping materials and integrating them into the new design is encouraged.
- g. Special attention should be taken along property lines where possible to address screening and maximize tree retention between adjacent properties. Additional screening and landscaping should be supplemented where required to provide additional privacy to adjacent residents.
- h. Glare and light spill of exterior or ground level lighting to surrounding properties should be minimized.

IV. CIRCULATION AND PARKING

- a. All required parking shall be located within attached garages designed to have a positive presence on the streetscape.
- b. Street-oriented units should have principal pedestrian access from the street.
- c. Areas for the storage of garbage and recycling should be located and screened to minimize their visibility from the street.

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District of West Vancouver

**Tree Bylaw No. 4892, 2016,
Amendment Bylaw No. 5322, 2024**

Effective Date:

District of West Vancouver

Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5322, 2024

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District of West Vancouver

Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5322, 2024

A bylaw to provide amendments to provide greater clarity to facilitate the management and maintenance of trees.

Previous amendments: Amendment bylaws 4913, 5089, 5133, 5162, and 5202.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for amendments to facilitate the management and maintenance of trees;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5322, 2024.

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 Adds a Tree Survey as Schedule C

- 3.1 Tree Bylaw No. 4892, 2016, is amended by adding a Schedule C “Tree Survey to CD77 – Comprehensive Development Zone 77 (5500 Block Parthenon Place & 5490 Marine Drive)”, as set out in **Schedule A** to this bylaw.

Part 4 Amendment of Regulations

4.1 Tree Bylaw No. 4892, 2016, is amended by:

4.1.1 Adding the following to Section 6 (Tree Cutting Permits) in numerical order:

6.8.1 **Schedule C** - A Tree Survey pertaining to CD77 – Comprehensive Development Zone 77 (5500 Block Parthenon Place & 5490 Marine Drive) identifies retained trees to remain.

6.8.2 For lands in CD77 new tree species planted as of June 30, 2024, shall not grow to exceed a height 2.4 metres; except where a planted tree is to replace a retained tree identified on **Schedule C** in the same location.

Part 5 Effective Date

5.1 Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5322, 2024 will be effective on June 30, 2024, or as otherwise specified in the schedules.

Schedules

Schedule A – Tree Survey to CD77 (5500 Block Parthenon Place & 5490 Marine Drive)

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

Schedule A – Tree Survey to CD77 (5500 Block Parthenon Place & 5490 Marine Drive)

Tree Survey to CD77 – Comprehensive Development Zone 77 (5500 Block Parthenon Place & 5490 Marine Drive).





District of West Vancouver

**Development Procedures Bylaw No. 4940,
2017,
Amendment Bylaw No. 5318, 2024**

Effective Date:

**Development Procedures Bylaw No. 4940, 2017,
Amendment Bylaw No. 5318, 2024**

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Part 7	Amends Part 10 “Notification”	3
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District of West Vancouver

Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5318, 2024

A bylaw to remove reference to the procedures for Land Use Contract applications and delegate authority to the Director to consider, issue, and/or refuse a development permit under DPA designation BF-B17.

Previous amendments: Amendment bylaws 5029, 5043, 5073, 5077, 5109, 5127, 5156, 5224 and 5232.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for administrative updates to development procedures to respond to expiring land use contract legislation;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5318, 2024.

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 Amends the Bylaw Description

- 3.1 Deleting the bylaw description on page 1 in its entirety and replace it with the following:

A bylaw to define procedures under which an owner of land may apply for an amendment to the Official Community Plan Bylaw or Zoning Bylaw, for the entry into a Heritage Revitalization Agreement, for the issuance of permits under Part 14 or 15 of the *Local Government Act*, to impose

application fees, to specify notification distances, and to delegate Council's authority to make decisions in certain circumstances.

Previous amendments: Amendment Bylaws 5029, 5043, 5073, 5077, 5109, 5127, 5156, 5224, 5232 and 5271.

WHEREAS a local government that has adopted an official community plan or a zoning bylaw must, by bylaw, define procedures under which an owner of land may apply for an amendment to the plan or bylaw or for a permit under Part 14 or 15 of the *Local Government Act*;

AND WHEREAS the Council of The Corporation of the District of West Vancouver has adopted an Official Community Plan Bylaw and Zoning Bylaw;

AND WHEREAS a local government may, by bylaw, specify a distance from affected land for the purpose of notifying owners and occupants of proposed bylaw amendments and permits;

AND WHEREAS the Council may, by bylaw, delegate its powers, duties and functions to an officer or employee of the municipality;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver, in open meeting assembled, enacts as follows:

Part 4 Amends Part 4 "Definitions"

Development Procedures Bylaw No. 4940, 2017, Part 4 Definitions is amended by:

4.1 Deleting the definition for Land Use Contract:

"Land Use Contract" or "LUC" means a land use contract as defined in section 1 of the Schedule to the Local Government Act;"

4.2 Adding the following to the definition of "Minor Development Permit" in alphabetical order:

- "Caulfeild Ground-Oriented Housing BF-B17;"

Part 5 Amends Part 6 "Scope"

Development Procedures Bylaw No. 4940, 2017, Part 6 Scope is amended by:

5.1 Deleting section 6.1.10 and renumbering accordingly:

“6.1.10 discharge of, or an amendment to, a Land Use Contract;”

Part 6 Amends Part 9 “Public Hearing and Meetings”

Development Procedures Bylaw No. 4940, 2017, Part 9 Public Hearing and Meetings is amended by:

6.1 Deleting section 9.1.1 (c) and renumbering accordingly:

“(c) amend a Land Use Contract, if the amendment relates to density or use of an area covered by the Land Use Contract”

Part 7 Amends Part 10 “Notification”

Development Procedures Bylaw No. 4940, 2017, Part 10 Notification is amended by:

7.1 Updating section 10.2.2 by removing the following row from the table:

Discharge of, or amendment to, a Land Use Contract	100 metres
--	------------

Part 8 Amends Part 11 “Application Sign Posting Requirements”

Development Procedures Bylaw No. 4940, 2017, Part 11 Application Sign Posting Requirements is amended by:

8.1 Deleting section 11.2.4 and renumbering accordingly:

“11.2.4 an application to amend a Land Use Contract, if the amendment relates to density or use of an area covered by the Land Use Contract;”

Part 9 Amends Part 19 “Delegation”

Development Procedures Bylaw No. 4940, 2017, Part 9 Delegation is amended by:

- 9.1 Deleting section 19.2 and 19.3 in its entirety and replacing it with the following:
- 9.1.1 “19.2 Council delegates to the Director the authority to consider, issue, and/or refuse the types of permits listed in the table below, in accordance with the conditions set out in sections 19.8 to 19.22 below.

Permit Type	Purpose	Development Permit Area Designation
Development Permits (19.15)	Multiple Family Areas, Commercial Areas, New Neighbourhood Areas, Natural Environment and Upper Lands Areas, excluding Development Permits delegated elsewhere in this bylaw.	BF-B4, B5, B7, B8, B9, B10, B12, B13, B14, BF-C3, C5, C6, C8, C9, C10, BF-D1, D4, NE5, NE6, UL8, UL9.
Development Permit	Detached Secondary Suite (Coach House)	BF-B3.1
Development Permit	Duplex	BF-B11
Development Permit	Caulfeild Ground-Oriented Housing	BF-B17
Heritage Alteration Permit	Heritage conservation in the LCHCA	HE 6
Development Permit	Wildfire Hazard areas	NE 1
Development Permit	Foreshore areas	NE 2
Development Permit	Sites with difficult terrain	NE 6
Development Permit	Watercourse protection and enhancement areas	NE 13
Development Permit	Future Neighbourhoods	UL 8
Development Permit	Rodgers Creek Area	UL 8.1
Development Permit	Limited Use and Recreation Area	UL 9
Development Permit	Neighbourhood Designated areas	Horseshoe Bay Local Area Plan
Permit Type	Purpose	Zoning Bylaw
Temporary Use Permit	Temporary uses and buildings	s.120.15
Minor Development Variance Permit	Minor variances to the Zoning Bylaw	s. 120, 130, 140, 200

19.3 If a permit application does not comply with the conditions set out in sections 19.8 to 19.22 below, then the Director shall refuse the permit.”

- 9.2 Inserting the following new sub-section 19.22:
- 9.2.1 “**Caulfeild Ground-Oriented Housing Development Permit**

- 19.22 Development permits in respect of Development Permit BF-B17 (Caulfeild Ground-Oriented Housing Development Permit Area) may be issued by the Director if the proposed development:
- 19.22.1 complies with Guidelines BF-B17; and either
 - 19.22.2 conforms to the Zoning Bylaw; or
 - 19.22.3 requires variance(s) to the Zoning Bylaw that, in the opinion of the Director, addresses the contextual urban environment, natural features, or neighbouring development.”

Part 10 Effective Date

- 10.1 Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5318, 2024 will be effective on June 30, 2024.

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer



District of West Vancouver

**Fees and Charges Bylaw No. 5251, 2023,
Amendment Bylaw No. 5319, 2024**

Effective Date:

District of West Vancouver

Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5319, 2024

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Part 4	Effective Date	2

District of West Vancouver

Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5319, 2024

A bylaw to remove fees and charges for Land Use Contract applications.

Previous amendments: Amendment bylaws 5278 and 5285.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for administrative updates to remove application fees to respond to expiring land use contract legislation;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5319, 2024.

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 Amends Schedule A

Schedule A to the Fees and Charges Bylaw No. 5251, 2023 is amended by:

- 3.1 Removing the following rows for Land Use Contract applications:

Land Use Contracts		
Dealing with matters of Use and Density	\$7,935.00	With \$2,300.00 refunded if application does not proceed to a Public Hearing.

Dealing with matters other than Use or Density	\$1,720.00	With \$400.00 refunded if application does not proceed to a Public Meeting.
The siting of a dwelling unit within two metres of another dwelling unit in the Caulfeild Land Use Contract Area that requires review by the Director of Planning and Development Services and the Design Review Committee per the Caulfeild Land Use Contract	\$1,455.00	
Land Use Contract compliance review	\$750.00	

Part 4 Effective Date

- 4.1 Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5319, 2024 will be effective on June 30, 2024.

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

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Caulfeild Area Land Use Contract (LUC):

Public Engagement Summary | December 2023

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- 3. FEEDBACK SUMMARY.....5
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1. INTRODUCTION & OVERVIEW

In 2014, the Provincial Government amended the Local Government Act to terminate all Land Use Contracts (LUCs) that historically formed site-specific, contractual agreements between local governments and landowners. The LUCs enabled site-specific development of land with specific requirements like maximum allowable density, height, setbacks, and landscaping.

The Caulfeild LUC, along with the other 22 LUCs in the District, is set to expire on June 30, 2024. The Caulfeild LUC regulates a significant portion of the Caulfeild neighbourhood (including over 700 properties covering over 250 acres of land) and is unique as it facilitated long-term, area-wide development for the Caulfeild neighbourhood, with provisions for residential, commercial, institutional, and greenbelt areas.

On February 21, 2023, Council directed staff to prepare bylaws in advance of the expiry of the Caulfeild LUC. To inform this work, staff engaged with Caulfeild residents on potential options for replacement zoning.

This report describes engagement and summarizes feedback received to provide a concise and factual record of community input to date. It serves as a comprehensive record of the community's collective engagement and feedback, outlining the perspectives, concerns, and insights expressed by the residents.

Engagement Highlights

Notification and District Webpage:

- A dedicated webpage on the District's website was established to offer information about the LUC expiry process and related details.
- Mailed notices to over 700 property owners, inviting them to attend neighbourhood meetings to share their feedback and thoughts regarding potential options for the future replacement zoning in response to the anticipated Caulfeild LUC expiry.



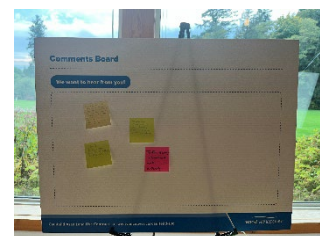
Neighbourhood Meetings:

- The events featured an open house style setup with information boards and Q&A tables.
- Staff provided a presentation describing the technical analysis and zoning options.
- Attendees had the opportunity to review information boards, engage in one-on-one discussion with staff, enjoy refreshments before and after the presentation, and participate in Q&A sessions following the staff's presentation.
- 112 attendees participated in the events on October 18 and 19, 2023.



Feedback Summary:

- A comment form was prepared so that residents could provide feedback on the zoning options (online and hard copy).
- Over 56 phone calls and emails have been received since early October 2023.
- Of the phone and email correspondence received, 50 comments were logged as input to inform the development of the future replacement zoning for Caulfeild.



2. OUTREACH & ENGAGEMENT

In order to ensure property owners are informed about the expiry of the Caulfeild LUC and to provide them with opportunities for engagement and feedback, an outreach and communication plan was implemented. The plan included the following key activities:

I. Notification for LUC Expiry

All property owners currently subject to an LUC received official notifications regarding the upcoming expiry of their LUCs in June 2022, as required by Section 549 of the Local Government Act.

II. Results of Preliminary Input

Since June 1, 2022, the District has received approximately 20 telephone calls and emails from residents of lands subject to the Caulfeild LUC. Input (received to date) related to:

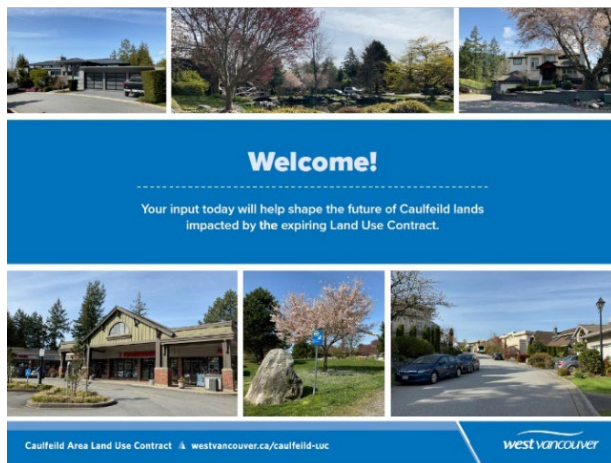
- educational questions and general points of procedural clarification;
- impact to landowners and next steps; and
- maintain and/or provide flexibility in development rights.

III. Dedicated Project Webpage

A dedicated webpage has been established on the District's website, serving as a central hub for information about the LUC expiry process and related developments. This webpage will continue to provide updates on the progress of the process. Draft bylaw amendments and associated documents will be available for review on this dedicated webpage.

IV. Neighbourhood Information Meetings

In addition to the online resources, staff hosted two neighbourhood information meetings to allow residents to provide in-person feedback. The feedback received will be used in developing draft zoning in advance of the expiry of the LUC.



3. FEEDBACK SUMMARY

The following section provides an overview of the draft zoning options and a summary of the feedback received.



The draft zoning options were created in response to the legal non-conformities that will affect over 80% of residential properties in Caulfeild under the existing zoning regulations (RS2, RS3, and RS10 zones). Considering this, District staff recommended three high-level options to address these legal non-conformities:

Option 1 – Do Nothing

In this option, no immediate action will be taken before the expiration of the Caulfeild Area Land Use Contract. Residential properties in Caulfeild will transition to the underlying zoning regulations (RS2, RS3, RS10) upon the contract's expiration. Over 80% of existing residential developments would be classified as legally non-conforming, which implies limitations on significant exterior modifications or additions without a zoning amendment or variance application. Additionally, if a property were significantly damaged, rebuilding would require adherence to the current zoning regulations.

Option 2 - Legalize Existing Development & Apply RS10 Zoning

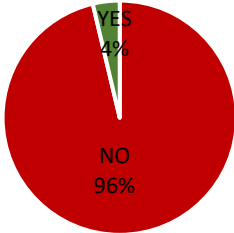
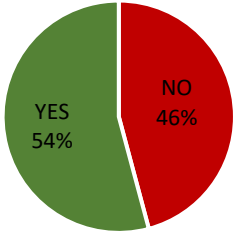
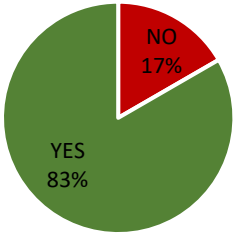
Under this option, residential property owners will have two choices for redeveloping their properties. They can either redevelop the property as it currently exists, which involves legalizing the existing buildings and development, or redevelop the property in accordance with RS10 zoning regulations. The application of RS10 zoning would allow for the potential construction of secondary suites, such as basement suites or coach houses, either at the time of redevelopment or in the future.

Option 3 - Legalize Existing Development & Apply the LUC Regulations

This option presents residential property owners with two redevelopment choices. They can either redevelop the property as it currently exists, legalizing the existing buildings and development, or choose to redevelop the property in accordance with the regulations of the Land Use Contract (LUC). These LUC regulations encompass maximum density of 0.35 FAR, site coverage of up to 30%, and a height maximum of 8 meters.

During the meetings, residents had the opportunity to share their thoughts on each of the options. They engaged in direct conversations with staff, discussing their concerns and gaining an understanding of the available alternatives through interactive boards and participation in Q&A sessions.

The table below presents a visual breakdown of the residents' preferences regarding the three options discussed during and after the neighbourhood meetings, including feedback submitted through online comment forms on the district's project webpage. The pie charts illustrate the percentage of residents indicating preference for or against each option.

Option 1 – Do Nothing							
 <table border="1"> <caption>Data for Option 1 – Do Nothing</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>YES</td> <td>4%</td> </tr> <tr> <td>NO</td> <td>96%</td> </tr> </tbody> </table>	Response	Percentage	YES	4%	NO	96%	<p>During the neighbourhood meetings, this option received significant non-support "NO" at 96%, indicating a strong preference against maintaining the status quo, while only 4% indicated "YES".</p>
Response	Percentage						
YES	4%						
NO	96%						
Option 2 - Legalize Existing Development & Apply RS10 Zoning							
 <table border="1"> <caption>Data for Option 2 - Legalize Existing Development & Apply RS10 Zoning</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>YES</td> <td>54%</td> </tr> <tr> <td>NO</td> <td>46%</td> </tr> </tbody> </table>	Response	Percentage	YES	54%	NO	46%	<p>While this option received substantial "YES" support of 54%, a notable percentage of "NO" (46%) indicated concerns about this approach.</p>
Response	Percentage						
YES	54%						
NO	46%						
Option 3 - Legalize Existing Development & Apply the LUC Regulations							
 <table border="1"> <caption>Data for Option 3 - Legalize Existing Development & Apply the LUC Regulations</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>YES</td> <td>83%</td> </tr> <tr> <td>NO</td> <td>17%</td> </tr> </tbody> </table>	Response	Percentage	YES	83%	NO	17%	<p>Throughout the neighbourhood meetings, this option received majority "YES" support at 83%, and 17% indicated non-support "NO".</p>
Response	Percentage						
YES	83%						
NO	17%						

4. KEY FINDINGS

The three options presented during the neighbourhood meetings were introduced as initial concepts, intended to be high-level and open to further exploration. It is important to note that the objective was not to select a single preferred option, but rather to gather insights and ideas that could be used to develop the draft replacement zoning.

Attendees were encouraged to express their preferences, provide feedback on the strengths and weaknesses of each option, suggest modifications, and share ideas for the future of Caulfeild.

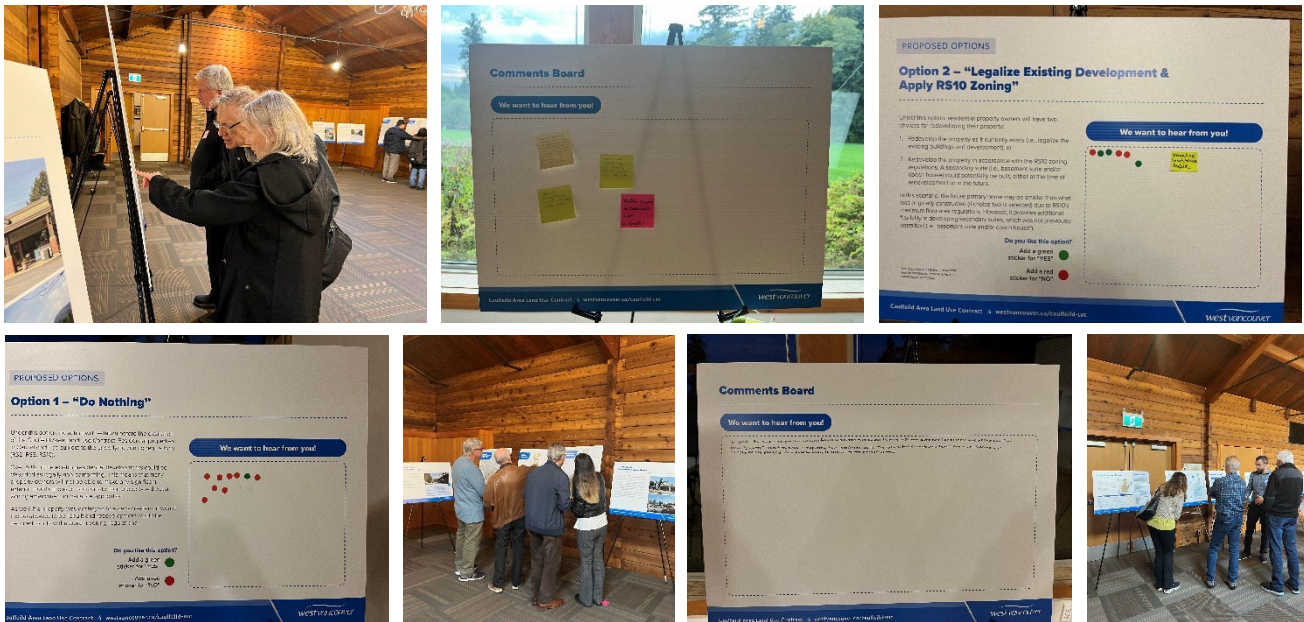
Throughout the consultation process, residents provided input, both during the meetings and through online comment forms on the District's dedicated project webpage. Over 56 pieces of input were recorded, including feedback from online comment forms, emails, and phone calls.

The feedback information was categorized, resulting in the identification of ten key themes, along with one dedicated to the “Sahalee” Area, and the most frequently mentioned perspectives within each theme. The following table summarizes the key findings, focusing on the most prominent themes and the perspectives shared by the community.

Key Themes	Most Mentioned Perspectives
<p>Greenbelt Management and Preservation</p>	<ul style="list-style-type: none"> • Seeking clarification on whether greenbelt covenants will remain or be discharged during the LUC disposition process. • Questions about the enforcement and maintenance of greenbelt areas post-LUC expiration. • Concerns regarding the preservation of the Greenbelt area in alignment with the LUC, possibly through a covenant protecting the greenbelt or converting it to park land. • Requests for information documentation of relevant covenants related to greenbelt areas in the neighbourhood. • Concerns raised regarding the preservation of trees within the neighbourhood. • Concerns on maintaining or reinstating ocean view corridors specifically in Sahalee Area. • Recommendations for specific measures to ensure the protection of these natural elements • Concerns about wildfire prevention in greenbelt areas (e.g., clearing out deadfall/ brush).

Key Themes	Most Mentioned Perspectives
Housing Options and Secondary Suites	<ul style="list-style-type: none"> • Support for providing more housing options and enabling secondary suites. • Concerns about the compatibility of housing options and secondary suites with existing infrastructure. • Concerns over the effectiveness of the available options in addressing the housing crisis.
Commercial Shopping Centre Zoning	<ul style="list-style-type: none"> • Concerns on commercial shopping centre zoning and potential second-story development, especially in proximity to schools and related to concerns about traffic and parking.
Loss of FAR and Site Coverage Rights	<ul style="list-style-type: none"> • Concerns over losing existing FAR and site coverage rights granted as part of the greenbelt allocation to individual site areas. • Worries that proposed options significantly reduce permissible site coverage and FAR for parcel owners. • Concerns about omission in building/lot ratio calculations and a desire for options that maintain existing FAR, site coverage, height allowances, and secondary suite possibilities to address housing needs. • Advocacy for legalizing existing development, enabling redevelopment within current parameters while retaining key elements of the Caulfeild LUC for further development. • Support for continuing to allow a larger FAR based on the increased effective land area calculation, considering the 'bonus' area due to the Greenbelt area.
Redevelopment Potential	<ul style="list-style-type: none"> • Questions about the redevelopment potential for additions, such as decks, and how the proposed options impact such changes.
Impact on Exceptionally Large Lots	<ul style="list-style-type: none"> • Seeking clarification on how the proposed options will affect exceptionally large lots subject to effective lot area regulations.

Key Themes	Most Mentioned Perspectives
Education and Communication	<ul style="list-style-type: none"> Limited knowledge about concepts like FAR, site coverage, and LUC. (The feedback process included explanations and clarifications to improve understanding).
Parking Challenges	<ul style="list-style-type: none"> Doubts over parking challenges under Option 2 and the potential strain on street parking due to existing infrastructure limitations.
Neighbourhood Character	<ul style="list-style-type: none"> Concerns regarding preservation of the existing neighbourhood character.
Additional comments on “Sahalee” Area	<ul style="list-style-type: none"> Challenges include non-conformity to RS10 zoning requirements for FAR and site coverage. Proposed solution recommends introducing a new zoning for Sahalee, resembling the LUC with added flexibility. This aims to ensure compliance for property repair or rebuild within the current framework.



Beyond the identified key themes, additional feedback was received on topics relating to implementation (e.g., timeline, process), engagement (e.g., desire to participate, engagement process, location, and timing), project materials (e.g., options booklet, concept maps), and staff appreciation.

5. NEXT STEPS

Building on the valuable input gathered during the Caulfeild LUC expiry process, the following steps outline the path forward and anticipated timeline for the project:

Review and Post Neighbourhood Feedback Results	Prepare Draft Zoning Amendments	Bring Forward the Proposed Amendments for Council Consideration
(Q4 2023 - Q1 2024)	(Q1/Q2 2024)	(Q2 2024)
Review and share the outcomes of neighbourhood feedback on the project webpage.	Evaluate community feedback to use in developing the preferred approach for creating replacement zoning. Provide information on the draft zoning amendments.	Introduce the draft zoning amendments for Council consideration.

6. CONCLUSION

This Public Engagement Summary has been crafted to provide both Council and the community with a concise, yet comprehensive record of the substantial feedback gathered during the Caulfeild LUC expiry process. Staff would like to extend their sincere appreciation to all those who shared their insights, perspectives, and ideas concerning the future of Caulfeild.

Please visit westvancouver.ca/caulfeild-luc to subscribe to project updates and for full documentation and reports related to this project.

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