

Caulfeild Area Land Use Contract (LUC):

Public Engagement Summary | December 2023

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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.



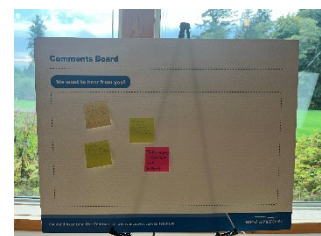
Neighbourhood Meetings:

- 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:

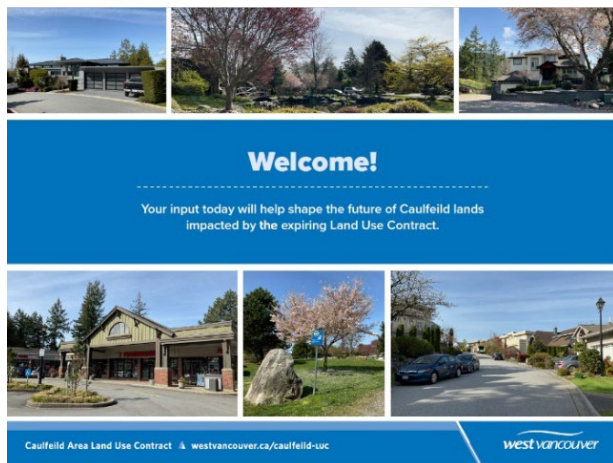
- educational questions and general points of procedural clarification;
- impact to landowners and next steps; and
- maintain and/or provide flexibility in development rights.

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

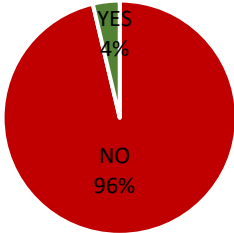
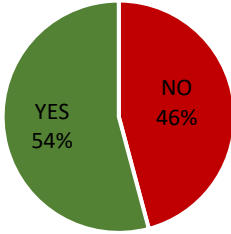
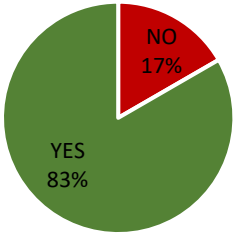
Under this option, residential property owners will have two choices for redeveloping their properties. They can either redevelop the property as it currently exists, which involves legalizing the existing buildings and development, or redevelop the property in accordance with RS10 zoning regulations. 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.

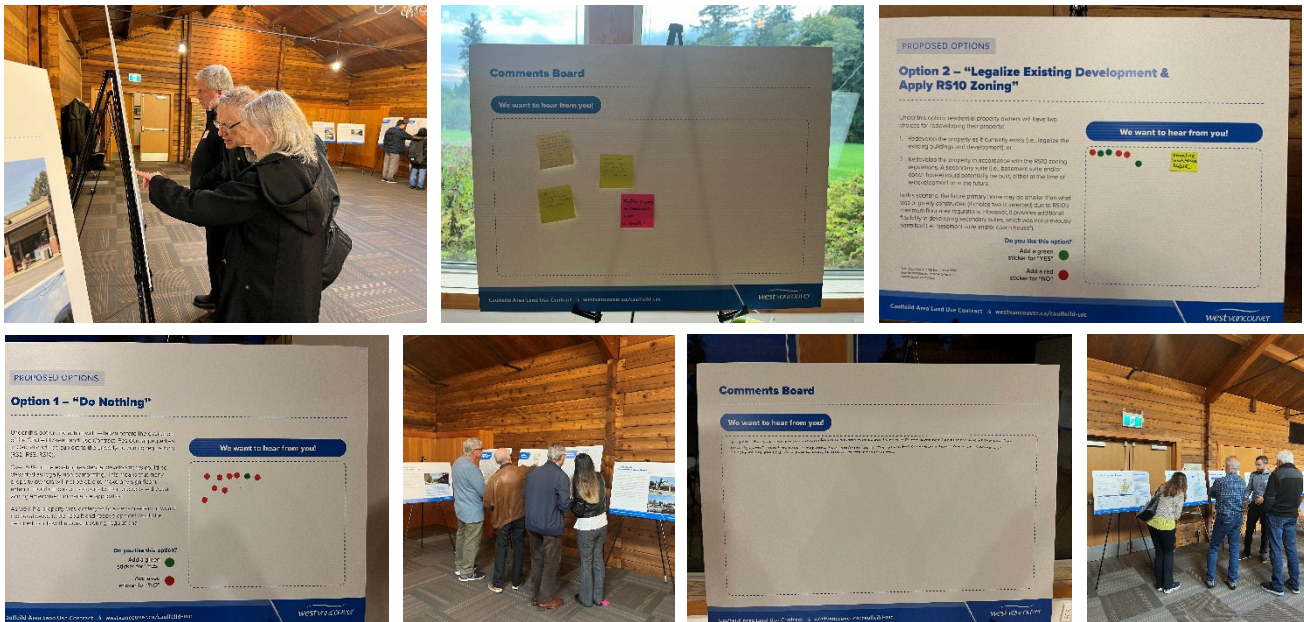
Throughout the consultation process, residents provided input, both during the meetings and through online comment forms on the District's dedicated project webpage. Over 56 pieces of input were recorded, including feedback from online comment forms, emails, and phone calls.

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.