



COUNCIL AGENDA

Date: December 15, 2025 Item: 9.3.



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

COUNCIL REPORT

Date:	November 26, 2025
From:	Erik Wilhelm, Senior Community Planner
Subject:	2816 Bellevue Avenue - Rezoning southern portion from M1 to RS4
File:	1010-20-25-079

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5423, 2026” be considered for first, second, third, and fourth readings at the January 26, 2026 Council meeting scheduled for 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), and that notice be given of the scheduled consideration.

1.0 Purpose

This report outlines an application to rezone the southern portion of 2816 Bellevue Avenue from M1 (Marine Zone 1) to RS4 (Single Family Dwelling Zone 4) to consolidate the site’s zoning to allow for a pool and lawn area renovation.

2.0 Legislation/Bylaw/Policy

Local Government Act

As the proposed residential development is consistent with the Official Community Plan (OCP), the Local Government Act (LGA) prohibits a Public Hearing being held on the proposed zoning amendment bylaw. In accordance with Section 467 of the LGA, notice of consideration of the bylaw must be provided.

Zoning Bylaw

The site, 2816 Bellevue Avenue, is currently split zoned M1 (Marine Zone 1) and RS4 (Single Family Dwelling Zone 4). An amendment to the Zoning Bylaw is required to consolidate the site with RS4 zoning.

3.0 Council Strategic Objective(s)/Official Community Plan

The District of West Vancouver’s Official Community Plan (OCP) sets goals to address sea level rise by enhancing coastal resilience, protecting infrastructure and ecosystems, and guiding safe development.

Primarily, through implementation of the Foreshore Development Permit Area guidelines, the OCP aims to:

- Minimize risk to people and property from coastal hazards including sea level rise, storms, wave effects, and flooding;
- Support coastal management in reducing flooding risks; and

Preserve and enhance the integrity of the intertidal habitat of the foreshore and minimize shoreline erosion.

4.0 Financial Implications

There are no financial impacts to the District of West Vancouver.

5.0 Background

Although not directly related to the subject property, the following approved bylaws allowed for similar rezoning of waterfront lands from M1 to RS4 which recognized updated survey information:

- Adopted March 7, 2022 - Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5169, 2022 (affecting 3180 Travers Avenue);
- Adopted November 23, 2021 - Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5161, 2021 (affecting 2870 Bellevue Avenue);
- Adopted July 22, 2019 - Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5028, 2019 (affecting 4358 Ross Crescent);
- Adopted July 6, 2015 - Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4828, 2015 (affecting 2832 & 2842 Bellevue Avenue); and
- Adopted April 23, 2012 - Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 4716, 2012 (affecting 3 properties: 4052 Marine Drive, 4032 Marine Drive and Lot K).

6.0 Analysis

6.1 Discussion

Site and Context

2816 Bellevue Avenue (**Appendix A**) is a waterfront property with an area of 1,355.4 sq. m. (14,589 sq. ft.). There is an existing single-family dwelling, detached garage and a pool/lawn area on the southern portion of the site (see Figure 1 and **Appendix B**). There is an existing lock-block wall buried which is reinforced by riprap on the southern portion of the property that provides foreshore protection for the lands. The site slopes from a highpoint adjacent to Bellevue Avenue down to the waterfront with flat portion of the site at the poolside elevation. There is a statutory right-of-way (SROW) for sanitary infrastructure affecting the southern portion of the site and within the foreshore area (see red area on Figure 1).



Figure 1 – Aerial Image of 2816 Bellevue Avenue

The site is 'split-zoned' RS4 and M1 (see Figure 2). The current M1 zoning line follows outdated survey data which demarcates the previously known/historical high-water mark. Utilizing updated survey data, the subject site and adjacent properties registered updated survey plans in the early 2000s to reflect the updated/correct high-water mark which effectively enlarged the subject site and adjacent properties; however, the M1 zoning remained on those portions of the land. The pool area, which is partially located within M1 zoned lands (Figure 2), was approved in 2006 as part of BP104285.

Separate from this proposed rezoning, the applicant, in conjunction with the neighbours to the west and east have implemented a coordinated foreshore enhancement project that incorporates a 'soft shores' approach¹ to ensure the safety and environmental integrity of the foreshore. These works are currently underway and have been approved by the District and permitted within the foreshore agreements between the property owners and the District.

¹ The approach prioritizes natural flood resilience over traditional hard infrastructure like seawalls or levees. This method enhances shoreline stability while supporting ecosystems.



Figure 2 – Zoning map of 2816 Bellevue Avenue and adjacent properties

Proposal Overview

The applicant wishes to renovate the pool and lawn area on the southern portion of the site. The proposed poolside renovation requires rezoning 333.1 m² (3,585 sq. ft.) of the site from M1 to RS4 (Figure 2). The proposed rezoning will unify the site with RS4 zoning, recognize updated survey/geodetic data and allow for the proposed works.

Impact on Neighbours

In staff's opinion, the proposal will have negligible impact on adjacent neighbours. The proposal includes refurbishing the pool area, lawn and landscaping on the southern portion of the site and the planned work will maintain compatibility with the existing neighbouring sites. The neighbours, both west and east of the site, are preparing to imminently submit similar plans to rezone the M1 lands on the neighbouring sites.

Foreshore Development Permit

As the proposed renovation development activities are proposed within 15 m of the high-water mark of the ocean, the applicant has submitted an environmental report in response to the Foreshore Development Permit Area guidelines. This report, along with the accompanying landscape plan, has been reviewed by staff to ensure that all proposed works and related construction activities align with the established requirements.

The pool and lawn area grade is to remain unchanged. An excerpt of the landscape plan (Figure 3) outlines the extent of the planned works, which includes an incremental increase in the pool deck area yet still maintains the form and character of existing pool and lawn area on the southern portion of the site. The modified pool deck is located outside the SROW area on the southern portion of the site and only soft landscaping and lawn will be installed within the SROW area.

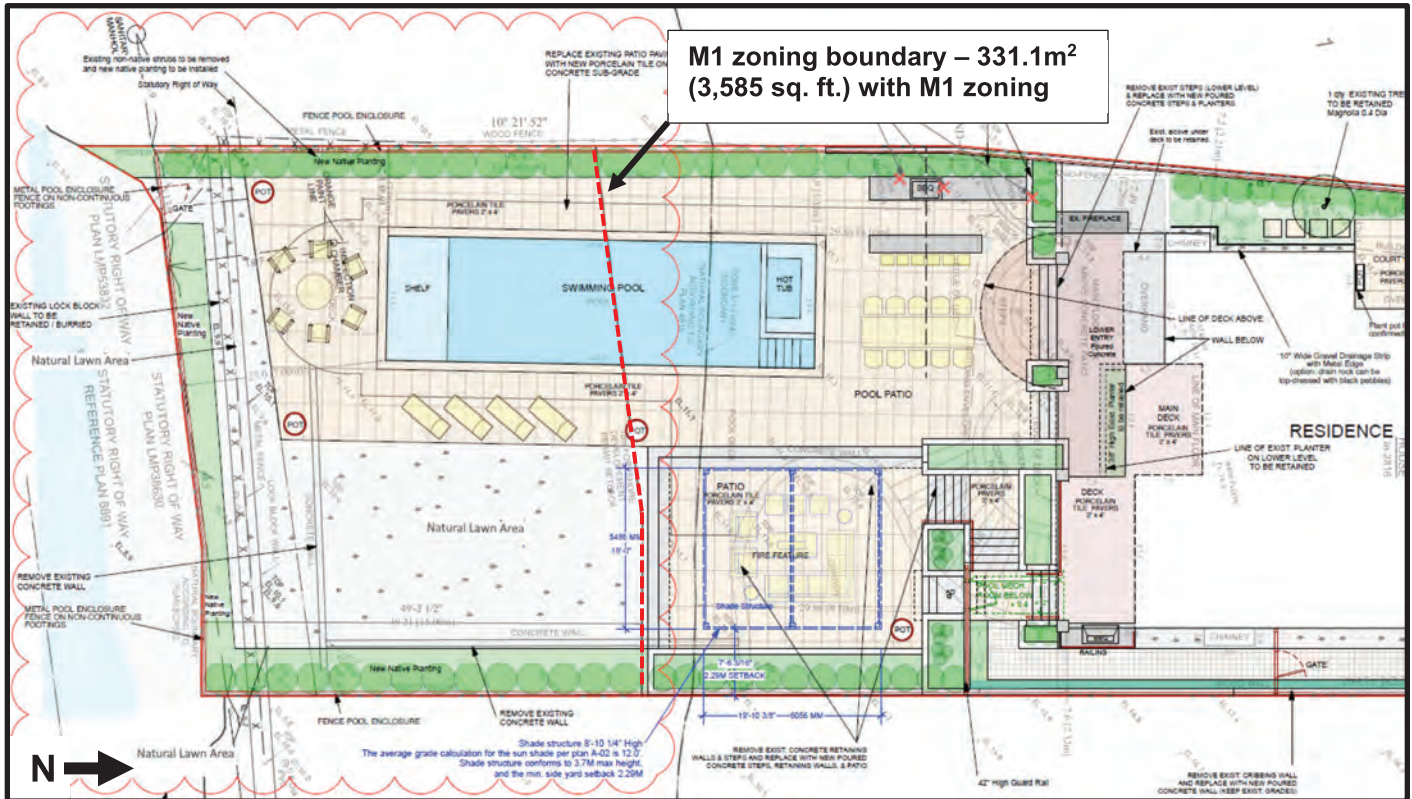


Figure 3 – Excerpt of landscape plan (showing southern portion of site)

Should Council approve the proposed zoning amendment, the Director of Planning, Development and Environment Services would consider the Foreshore Development Permit as delegated by Council.

Community Amenity Contributions

New developments requiring rezoning typically deliver a Community Amenity Contribution (CAC) intended to address growth-related impacts of new development. The value of the amenity is expected to be proportional to the increased potential of land use in comparison with existing zoning. In this case, if the site was mapped today (given improved survey data), the M1 zoned portion of the site would not exist (i.e. the whole site would be zoned RS4). Secondly, there are no growth-related impacts introduced with the proposed rezoning (i.e. no increase in residential units); therefore, staff do not recommend a CAC.

6.2 Climate Change & Sustainability

The proposed works adhere to the foreshore development permit area guidelines, and the coordinated foreshore enhancement project (separate from this proposed rezoning application) support OCP objectives to address sea level rise by strengthening coastal resilience, safeguarding infrastructure and ecosystems, and promoting safe development.

6.3 Public Engagement and Outreach

Public Information Meeting

In compliance with the Development Procedures Bylaw, the applicant held a public information meeting on November 4, 2025. There were two attendees at the meeting and both attendees were supportive of the proposal.

Public Hearing and Notification

In compliance with the Local Government Act (LGA), a Public Hearing must not be held on the proposed rezoning (as the proposal is consistent with the OCP). Should the proposal advance, notice regarding the bylaw will be given in accordance with LGA requirements and District procedures.

Signage

The applicant has already installed a development information sign in front of the property². Should the proposal advance, the applicant will be required to update the sign information regarding the scheduled Council consideration.

Website

In alignment with current practice, a description of the proposal and current project plans are available online and should the proposal advance, updates will be posted on the website.

6.4 Other Communication, Consultation, and Research

Planning staff have consulted with applicable District staff on the proposal. There are no conditions required through the rezoning process and all District requirements will be met at the foreshore development permit and building permit stage.

7.0 Options

7.1 Recommended Option

At the time of consideration of this report, Council may:

Set the date for first, second, third, and fourth readings of the proposed zoning bylaw amendment bylaw (**Appendix C**) and direct that public notice be given of the scheduled consideration.

² In compliance with the Development Procedures Bylaw.

7.2 Considered Options

At the time of consideration of this report, Council may:

- a) Set the date for first, second, third, and fourth readings of the proposed zoning bylaw amendment bylaw on different date (to be specified) and direct that public notice be given of the scheduled consideration;
- b) defer consideration of the proposal pending the receipt of additional information (to be specified) to assist in the consideration of the application; or
- c) reject the application.

8.0 Conclusion

If adopted, the proposed rezoning would consolidate the zoning for the subject site and accommodate the proposed poolside renovation in alignment with foreshore development permit area guidelines. The proposed amendment would also recognize accurate survey information while ensuring potential impacts on neighbouring properties have been addressed. Staff support the proposal and recommend that Council proceed with advancing consideration of the zoning amendment.

Date: November 26, 2025
From: Erik Wilhelm, Senior Community Planner
Subject: 2816 Bellevue Avenue - Rezoning southern portion from M1 to RS4

Page 8

Author: 
Erik Wilhelm, Senior Community Planner

Concurrence: 
Michelle McGuire, Senior Manager of Current Planning and Urban Design

Appendices:

Appendix A: Context map

Appendix B: Legal survey of 2816 Bellevue Avenue

Appendix C: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5423, 2026

This page intentionally left blank

This page intentionally left blank



CERTIFIED CORRECT THIS 26TH DAY OF JANUARY 2024

UPDATED BUILDING ENVELOPE THIS 30TH DAY OF JANUARY 2024

ADDED WALLS THIS 19TH DAY OF JANUARY 2025

ADDED MANHOLES AND INSPECTION CHAMBER

THIS 15TH DAY OF MAY 2025

19-2025 p.104

Alexander
Elliot Health
BCLS - ABCLS

NOTES:
ELEVATIONS ARE TO WEST VANCOUVER GEODETIC DATUM AND REFER TO CHAPMAN LAND SURVEYING PLAN MS2/NSHA-19/05/10P

NOTES:
LOT DIMENSIONS AND AREA DERIVED FROM FIELD SURVEY AND LAND TITLE OFFICE RECORDS

NOTES:
FOR COVENANT IN FAVOUR OF THE DISTRICT OF WEST VANCOUVER, SEE EW53897

PROPOSED LOT 2, DISTRICT LOT 556

GENERAL BUILDING ENVELOPE

THIS PLAN IS THE COPYRIGHT PROPERTY OF HOBBS, WINTER & McDONALD. UNAUTHORIZED USE OR REPRODUCTION IS STRICTLY PROHIBITED.

HOBBS, WINTER & McDONALD
B.C. LAND SURVEYORS
10-100 HORSBURGH DRIVE
NORTH VANCOUVER, B.C. V7P 3P9
TEL: 604-465-1777 FAX: 604-698-0504
EMAIL: admin@hwsurveyors.com

2018 BELLEVUE AVENUE
V8P 2G5 B.C. REG. #4143 W.V. C.L.

This page intentionally left blank

This page intentionally left blank



District of West Vancouver

**ZONING BYLAW NO. 4662, 2010,
AMENDMENT BYLAW NO. 5423, 2026**
(2816 Bellevue Avenue)

Effective Date:

District of West Vancouver

ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 5423, 2026

Table of Contents

Part 1	Citation	1
Part 2	Severability	1
Part 3	Amends Zoning Maps.....	1
	Schedule A – Zoning Bylaw Map Amendment from M1 to RS4	4

District of West Vancouver

ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 5423, 2026

A bylaw to rezone the southern portion of 2816 Bellevue Avenue from M1 to RS4.

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, 5028, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, 5223, 5270, 5281, 5321, 5328, 5338, 5336, 5351, 5293, 5347, 5339, 5206, 5361, 5356, 5353, 5279, 5380, 5379 and 5254.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to rezone the southern portion of 2816 Bellevue Avenue from M1 to RS4;

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. 5423, 2026.

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 Zoning Maps

- 3.1 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is

hereby amended by changing the zoning of Lands as shown in hatched outline on **Schedule A** of this bylaw,

FROM: M1 – Marine Zone 1

TO: RS4 – Single Family Dwelling Zone 4

Schedules

Schedule A – Zoning Map Amendment from M1 to RS4

READ A FIRST TIME on

PUBLICATION OF NOTICE OF INTENTION TO SEEK ASSENT TO THE
BYLAW on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer

Schedule A – Zoning Bylaw Map Amendment from M1 to RS4

