



COUNCIL AGENDA

Date: June 8, 2026 Item: 6.



6.

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

COUNCIL REPORT

Date:	May 18, 2026
From:	Winnie Yip, Senior Community Planner
Subject:	Density Bonus Reserve Fund Establishment

RECOMMENDATION

THAT proposed “Density Bonus Reserve Fund Bylaw No. 5453, 2026” be read a first, second and third time.

1.0 Purpose

To initiate bylaw adoption procedures to establish a Density Bonus Reserve Fund in compliance with Provincial legislation.

2.0 Legislation/Bylaw/Policy

The Province amended the *Local Government Act* (LGA) through *Bill 16: Housing Statutes Amendment Act* on April 25, 2024. As a result, the LGA now requires the establishment of a separate reserve fund by June 30, 2026 to deposit any monies collected for public amenities through density bonus provisions in the Zoning Bylaw.

3.0 Council Strategic Objective(s)/Official Community Plan

Council’s 2024-2025 Strategic Plan includes responding to Provincial housing legislation:

- Deliverable 2.2.1: Update Official Community Plan, Zoning Bylaw and supplementary bylaws. Additional resources required. (2024-2025+).

4.0 Financial Implications

Adoption of the proposed Density Bonus Reserve Fund Bylaw is a legislative requirement leading only to an administrative change regarding the deposit of monies collected through density bonus provisions of the Zoning Bylaw (i.e., amenity units). There are no financial impacts (i.e., no change to either the amount of monies collected or to their use).

5.0 Background

Density bonus provisions are a tool used by local governments to allow limited and specified density bonus in exchange for the provision or

conservation of public amenities. In 2024, the Province adopted Bill 16, updating legislative requirements related to density bonus provisions. Specifically, the LGA now requires:

1. Public consultation and financial feasibility analysis when developing or amending a density bonus bylaw; and
2. The establishment of an independent reserve fund to deposit any monetary payment made in lieu of providing or conserving public amenities.

In May 2025, the Province issued an Order in Council requiring all pre-existing density bonus provisions to comply with these updated requirements by June 30, 2026.

6.0 Analysis

6.1 Discussion

The District's Zoning Bylaw includes density bonus and amenity unit provisions within the Ambleside Centre (AC) and Horseshoe Bay Ground-Oriented Dwelling (RG) zones. The provisions in the Ambleside AC zones were established in 2008 after a multi-year public consultation process and with financial feasibility analysis. Similarly, the provisions in the RG zones were supported by a two-year public consultation process and financial feasibility analysis conducted as part of the 2021 Horseshoe Bay Local Area Plan. Accordingly, these density bonus provisions meet the LGA requirements for public consultation and financial feasibility analysis.

Currently, monies collected through amenity unit provisions are allocated into a non-statutory reserve account, the Amenity Scheme Payments Reserve. To comply with updated legislation, the District must establish a separate statutory Reserve Fund for monies collected specifically through amenity unit provisions established within the Zoning Bylaw (as opposed to voluntary amenity contributions provided through a site-specific rezoning).

Adoption of the proposed bylaw to establish the required reserve fund will result in an administrative change whereby future amenity units are allocated to the Density Bonus Reserve Fund, rather than the non-statutory reserve. Monies previously collected through amenity unit provisions (\$302,068) will also be transferred to the new fund. Council's authority to use these reserve funds for amenities remains unchanged (i.e., funding capital costs and related borrowing for the conservation or provision of amenities). The proposed bylaw does not amend the existing amenity unit rates or density bonus provisions of the associated zones.

6.2 Climate Change & Sustainability

Density bonus and amenity unit provisions enable the District to collect funds for the provision or conservation of public amenities, including

childcare facilities, community spaces, parks and environment enhancement, supporting the long-term sustainability of the community.

6.3 Public Engagement and Outreach

The density bonus and amenity unit provisions were developed through multi-year public consultation processes.

6.4 Other Communication, Consultation, and Research

The density bonus and amenity unit provisions were supported by financial feasibility analyses during their associated planning processes.

7.0 Options

7.1 Recommended Option

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

- (a) Give first, second and third readings to the proposed Bylaw.

7.2 Considered Options

- (b) N/A

8.0 Conclusion

Amendments to the LGA require the District to establish a Density Bonus Reserve Fund as a depository for monies collected through existing density bonus provisions in the AC and RG zones by June 30, 2026. The attached Bylaw No. 5453 has been prepared to enable compliance with this legislative requirement.

Author: 

Winnie Yip, Senior Community Planner

Concurrence: 

David Hawkins, Senior Manager of Community Planning and Sustainability



Chrystal Boy, Deputy Director, Financial Services

Appendices: (List and label)

- A. Density Bonus Reserve Fund Bylaw No. 5453, 2026

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District of West Vancouver

**Density Bonus Reserve Fund Bylaw
No. 5453, 2026**

Effective Date:

District of West Vancouver

Density Bonus Reserve Fund Bylaw No. 5453, 2026

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District of West Vancouver

Density Bonus Reserve Fund Bylaw No. 5453, 2026

A bylaw to establish a reserve for money received under section 482.3 of the Local Government Act in relation to the conservation or provision of amenities through density bonus zoning.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to establish a reserve fund to be known as the Density Bonus Reserve Fund;

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 Density Bonus Reserve Fund Bylaw No. 5453, 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 Definitions

- 3.1 In this bylaw:

"Amenities" includes one or more of the following:

- (a) Adaptable design features in excess of those required by District bylaws or Provincial regulation,
- (b) Arts and cultural facilities,
- (c) Child care facilities,
- (d) Community meeting or activity spaces,

- (e) Heritage conservation,
- (f) Parks and environment enhancements,
- (g) Public art,
- (h) Public parking in excess of that required by District bylaws,
- (i) Public realm enhancements beyond the centerline of the adjacent street, and
- (j) Sustainability features in excess of those required by District bylaws or Provincial regulation;

"District" means the District of West Vancouver;

"Fund" means the Density Bonus Reserve Fund established by this bylaw; and

"Prevailing Rate" means, for any given year, the average annual rate of interest earned on funds invested by the Financial Officer on behalf of the District.

Part 4 Terms of the Fund

4.1 Establishment of Fund

A reserve fund to be known as the Density Bonus Reserve Fund is hereby established under section 188 of the Community Charter.

4.2 Purpose of Fund

The purpose of the Fund is:

- (a) to receive and hold money paid to the District under section 482.3 of the *Local Government Act* instead of the provision or conservation of amenities; and
- (b) to provide for the expenditure of that money for the conservation or provision of amenities.

4.3 Deposits to Fund

The following must be paid into the Fund:

- (a) money received by the District under section 482.3 of the Local Government Act instead of the provision or conservation of amenities;
- (b) interest allocated to the Fund under section 4.4; and
- (c) any other amounts that Council directs to be paid into the Fund.

4.4 Interest

Money in the Fund must be invested in accordance with the District's investment policies and practices, and interest earned on the Fund, calculated at the Prevailing Rate on the average annual balance of the Fund, must be credited to the Fund.

4.5 Use of the Fund

Money in the Fund, together with interest on it, may be used only for the following:

- (a) to pay the capital costs of conserving or providing amenities;
- (b) to pay principal and interest on a debt incurred by a local government as a result of an expenditure under section 4.5.1;
- (c) to pay a person or public authority under a partnering agreement in order to pay capital costs incurred by the person or public authority to conserve or provide amenities in accordance with the District's Zoning Bylaw.

4.6 Authority to Expend

Authority to make payments under section 4.5 must be authorized by bylaw.

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