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| <u>COUNCIL AGENDA</u> | |
| Date: <u>June 8, 2026</u> | Item: <u>7.</u> |



MEMORANDUM

Date: May 28, 2026
To: Council
From: Winnie Yip, Senior Community Planner

Subject: Amendments to RG zone density bonus definitions

RECOMMENDATION:

THAT

1. *proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5469,2026" be considered for first, second, and third readings on July 6, 2026; and*
2. *the public hearing for the proposed bylaw be waived, and notice be given of its scheduled consideration.*

This memorandum recommends amendments to the Zoning Bylaw affecting the Horseshoe Bay Ground-Oriented zones (RG-1A, RG-1B, RG-2, and RG-3) to make it consistent with the Ambleside (AC) zone density bonus scheme and recent changes to the *Local Government Act*.

Applicable Legislation:

- *Local Government Act s.482* regarding density benefits for amenities
- *Local Government Act s. 464* regarding public hearing requirements
- *Transportation Act s.52* regarding Ministry of Transportation and Transit review of Zoning Bylaws

Analysis:

Bill 16 amended the density bonus zoning provisions in section 482 of the *Local Government Act*, including to require that density bonus zoning bylaws provide the option for developers to deliver community amenity contributions in-kind or to provide cash-in-lieu of the amenity contribution. The RG zones currently reference cash amenity contributions as the only option for unlocking extra density, so staff are recommending amendments to explicitly provide the option for in-kind amenity delivery.

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The proposed Zoning Bylaw Amendment Bylaw No. 5469, 2026 is intended to:

- Clarify and update references to amenity unit provisions within the RG zones; and
- Ensure that the zoning bylaw explicitly provides the option for in-kind amenity contributions, including amenity units, consistent with Bill 16.

The proposed amendments do not change density, development potential, or financial contribution expectations (i.e., amenity unit rates or dollar values). They do not represent a shift in policy direction. Given the scale and form of development possible within the RG zones, any individual project is unlikely to be large enough to provide standalone in-kind amenities and will therefore most likely continue to provide cash-in-lieu. The amendments are unlikely to affect how amenities are actually provided: developers pay cash into a reserve fund which the District uses to provide amenities.


The amendments are consistent with the Official Community Plan and therefore a Public Hearing is not required, as per s.464(2) of the *Local Government Act*. Given the administrative nature of this amendment, a public hearing is not recommended.

A referral to the Ministry of Transportation and Transit for review of the amendments is required, after third reading, as per s. 52 of the *Transportation Act*, as the RG zones are located within a radius of 800 metres from a highway interaction (i.e., “controlled area”).

These updates are recommended to ensure clarity in how the density bonus scheme operates for RG zones, and ensure compliance with enabling legislation. Again, staff do not anticipate a substantive impact on development outcomes or revenues received. It is recommended that Council set the date to consider the Zoning Bylaw Amendment Bylaw No. 5469, 2026 for first, second and third readings on July 6, 2026.

Author: 

Winnie Yip, Senior Community Planner

Concurrence: 

David Hawkins, Senior Manager of Community Planning and Sustainability

Appendices:

Appendix A: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5469, 2026



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5469, 2026**

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5469, 2026

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5469, 2026

A bylaw to provide greater clarity to Horseshoe Bay area amenity units in the RG zones to remain consistent with Provincial legislation.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for Zoning Bylaw amendments in response to Provincial requirements on density benefits zoning bylaws;

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. 5469, 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 Amendment of Regulations

3.1 Zoning Bylaw No. 4662, 2010 is amended by:

- 3.1.1 Deleting the existing definition for “Amenity Unit – Horseshoe Bay” in Section 110, and replacing it with the following, referencing Sections 261.06, 262.06, 263.06, and 264.06.

shall mean each portion of an amenity, which portion has a fair market value of:

For residential buildings within the RG-1A Zone, \$45 for each 0.093 square metre of floor area that is in excess of the greater of:

- (a) a floor area ratio of 0.40 for all uses on the site; or
- (b) the sum of the maximum floor area permitted for the site area in accordance with Section 204.06, and the lesser floor area excluded for the site area in accordance with Section 130.08(5)(b)(ii).

For residential buildings within the RG-1B, RG-2 and RG-3 Zones, \$45 for each 0.093 square metre of floor area that is in excess of a floor area ratio of 0.50 for all uses on the site.

All dollar references are adjusted on July 1 of each year in accordance with the Statistics Canada Consumer Price Index assessment for All-Items for the geography of Greater Vancouver (2020 = 100).

- 3.1.2 Deleting Section 120.30 “Amenity Unit Calculation” in its entirety.

- 3.1.3 Deleting the existing regulation in Section 261.06(2) and replacing it with the following:

(2) Notwithstanding (1) above, 0.60 maximum floor area ratio, provided that an Amenity Unit – Horseshoe Bay is provided to the District at no cost to the District.

- 3.1.4 Deleting the existing regulation in Section 262.06(2) and replacing it with the following:

(2) Notwithstanding (1) above, 0.60 maximum floor area ratio, provided that an Amenity Unit – Horseshoe Bay is provided to the District at no cost to the District.

- 3.1.5 Deleting the existing regulation in Section 263.06(2)(a) and replacing it with the following:

(a) an Amenity Unit – Horseshoe Bay is provided to the District at no cost to the District; and

3.1.6 Deleting the existing regulation in Section 264.06(2) and replacing it with the following:

(2) Notwithstanding (1) above, 1.00 maximum floor area, provided that an Amenity Unit – Horseshoe Bay is provided to the District at no cost to the District.

PUBLICATION OF NOTICE OF CONSIDERATION on [Date]

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