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# Zoning Bylaw Amendment Bylaw No. 5469, 2026

## Amendments to RG zone density bonus definitions

David Hawkins, Senior Manager, Community Planning and Sustainability  
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west vancouver

## Legislative requirement

- Bill 16 (Housing Statutes Amendment Act) amended the LGA in 2024
- “Density bonus” zoning provisions should provide an option for developers to either provide the amenity (built) or cash-in-lieu
- In WV, “density bonus” provisions are available in the AC (Ambleside) and RG (Horseshoe Bay) zones
- The RG zone Amenity Unit provisions does not explicitly provide the option for (built) amenity vs. cash-in-lieu → amendment is proposed to mirror AC zone Amenity Unit definition

## Administrative change only

- Amendment clarifies and updates text definitions and references to amenity unit provisions in the RG zones
- No change to the allowed residential floor area or sq ft dollar rate in RG zones
- Housekeeping is proposed to be on-side with legislation
- Amendment is expected to be “immaterial” in practice: cash-in-lieu option is likely preferred, given that the modest scale / form of development in the RG zones does not realistically enable “built” amenities
- Housekeeping amendment for legislative compliance only and compliant with OCP – Public Hearing is therefore not required by the LGA

## 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.*