



District of West Vancouver

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

Effective Date:

**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 June 17 and 24, 2026

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