



District of West Vancouver

**Official Community Plan Bylaw No. 4985, 2018,  
Amendment Bylaw No. 5301, 2024**

Effective Date:

# Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024

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District of West Vancouver

## **Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024**

A bylaw to amend the Official Community Plan to include 5375 Headland Drive (Caulfeild Shopping Centre) within Development Permit Area BF-C 8 “Local Commercial Sites” and to create the Caulfeild Ground-Oriented Housing Development Permit Area Designation BF-B17.

Previous amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5135, 5128, 5172, 5321 and 5222.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Official Community Plan to include 5375 Headland Drive within the “Local Commercial Sites” development permit area and to create the Caulfeild Ground-Oriented Housing Development Permit Area;

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 Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024.

### **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 to Section 2 [Community Wide Directions]**

- 3.1 Section 2 of Official Community Plan Bylaw No. 4985, 2018, is amended by:
  - 3.1.1 Deleting policy 2.1.22 “Create new regulations prior to 2022 that replace expiring Land Use Contracts, meet community housing needs, and respond to neighbourhood context and character” and renumbering remaining policies accordingly.

### **Part 4 Amends Schedule ii: Area-Specific Policies & Guidelines**

- 4.1 Schedule ii of Official Community Plan Bylaw No. 4985, 2018 is amended as follows:
  - 4.1.1 By amending Policy BF-C 8 “Local Commercial Sites” as follows:
    - (a) Add 5375 Headland Way, PID 008-529-906, and legally described as LOT D DISTRICT LOT 773 PLAN 21440 as a designated property of the Development Permit Area.
  - 4.1.2 By amending the key map of Commercial Development Permit Area Designation Map BF-C 8 on page 62 by:
    - (a) adding “5375 Headland Way” as a Local Commercial Site on the map;
    - (b) deleting “Caulfeild Neighbourhood Centre” from the map; and
    - (c) updating the legend by deleting “Commercial Land Use Contract Area (Not D.P.A)”
  - 4.1.3 By amending the key map of Residential Area Designations by adding “Caulfeild Ground-Oriented Housing” to the map legend and identifying the location of the Development Permit Area on the map.
  - 4.1.4 By adding “Policy BF-B17” as follows:
    - (a) “Promote the siting and design of attached ground-oriented housing in the Caulfeild zone that integrates with the neighbourhood context and meets a high quality of

building and landscape design to create an attractive, residential streetscape.”

- 4.1.5 By adding “Caulfeild Ground-Oriented Housing Development Permit Area Designation BF-B17” as illustrated by the map in **Schedule A** attached to this bylaw.

## **Part 5 Adds Development Permit Guidelines for Caulfeild Ground-Oriented Housing**

- 5.1 Schedule ii Area Specific Policies & Guidelines to the Official Community Plan Bylaw No. 4985, 2018 is further amended as follows:
  - 5.1.1 By adding “Guidelines BF-B17” for ground-oriented housing, as described in **Schedule B** as attached to this bylaw.

## **Part 6 Amends Schedule iii: Glossary**

- 6.1 Schedule iii of Official Community Plan Bylaw No. 4985, 2018 is amended by deleting the definition of “Land Use Contract (LUC)” as follows:
 

“Land Use Contract (LUC)	Agreement between an owner and the District—registered against the title of a property in the 1970s and binding on future owners—that will be terminated in accordance with more recent Provincial regulation.”
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## **Part 7 Effective Date**

- 7.1 Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024 will be effective on June 30, 2024.

## **Schedules**

- Schedule A – Development Permit Area Designation BF-B17
- Schedule B – Built Form Guidelines BF-B17

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on  
April 29, 2024

PUBLICATION OF NOTICE OF PUBLIC HEARING on May 15 and 22, 2024

PUBLIC HEARING HELD on May 27, 2024

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on  
May 27, 2024

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on  
May 27, 2024

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date].

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Mayor

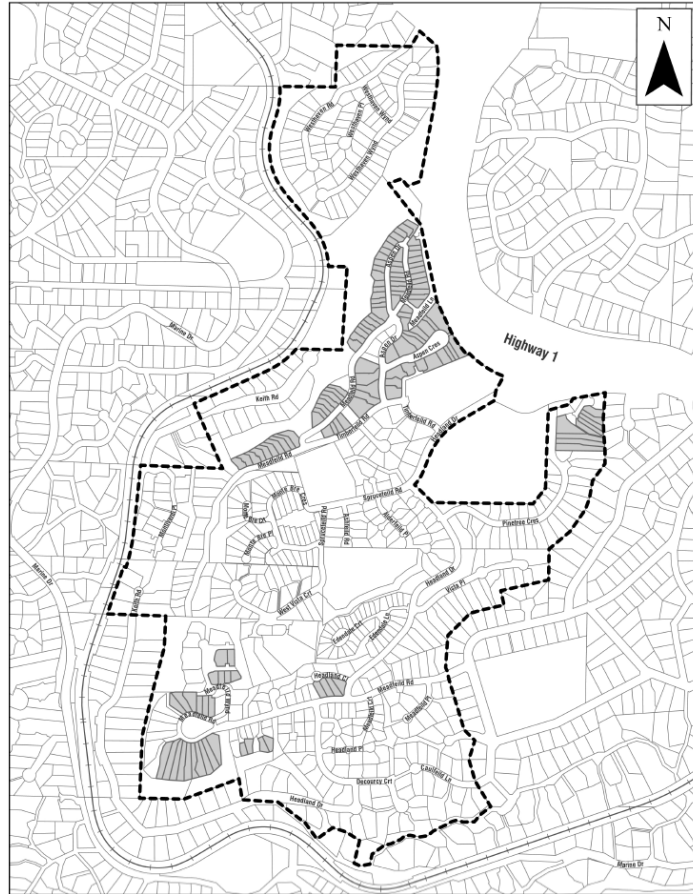
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Corporate Officer

## Schedule A – Development Permit Designation BF-B17

Amendment to Official Community Plan Bylaw No. 4985, 2018, Schedule A, Schedule ii, Area-Specific Policies & Guidelines.

The area shown shaded on the map below is designated as the Development Permit Area BF-B17.



<b>Category:</b>	Local Government Act s. 488(1)(e)
<b>Conditions:</b>	The Development Permit Area designation is warranted to provide for the compatibility of ground-oriented housing units within the former Caulfeild Land Use Contract area.
<b>Objectives:</b>	<ul style="list-style-type: none"> <li>To integrate attached residential development with existing site features, and the built form and character of the surrounding area; and</li> <li>To promote a high standard of design, construction and landscaping.</li> </ul>
<b>Guidelines Schedule:</b>	Guidelines BF-B17 shall apply.
<b>Exemption:</b> Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> <li>i. is for the renovation of or small addition to a dwelling unit; or</li> <li>ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all the requirements of the Zoning Bylaw, and conforms to Guidelines BF-B17.</li> </ul>

## **Schedule B – Built Form Guidelines BF-B17**

### **I. CONTEXT AND CHARACTER**

- a. New development should generally respect the pattern and scale of existing buildings, and the established landscape character of the neighbourhood.

### **II. BUILDING DESIGN**

- a. Buildings and structures should demonstrate variety in terms of form and character, architecture massing and roof forms while maintaining a cohesive approach to the overall design.
- b. Special attention should be taken along shared property lines where possible to address screening and mitigate privacy and overlook impacts.
- c. Roof forms should be designed to reduce the appearance of height, such as varied forms, large overhangs, or integrated with roof slope.
- d. Finishing materials should be varied and of natural materials to provide interest and texture and should be coordinated with adjacent development.
- e. Balconies and decks should be screened and located to provide privacy and minimize overlook onto neighbouring properties.
- f. All dwelling units should have access to adequate indoor storage areas, including convenient and secure bicycle storage.

### **III. LANDSCAPE DESIGN**

- a. Each unit should be provided with private outdoor space.
- b. Exposed concrete walls or parkades should be faced with natural stone to blend them into the landscape.
- c. The area between a public street and private space should be designed as a transitional area that is visually interesting to pedestrians while clearly privately owned rather than walled or fenced off from public view.
- d. Plant materials should create a lush natural garden environment with some ornamental character, however, should promote sustainability overall through the use of native and drought tolerant plants and the integration of storm water management strategies such as a rain garden.
- e. The landscape design should enhance the neighbourhood, compliment the development and reduce the apparent mass of buildings.



- f. Healthy trees and landscaping should be retained and protected where appropriate. Opportunities for transplanting existing landscaping materials and integrating them into the new design is encouraged.
- g. Special attention should be taken along property lines where possible to address screening and maximize tree retention between adjacent properties. Additional screening and landscaping should be supplemented where required to provide additional privacy to adjacent residents.
- h. Glare and light spill of exterior or ground level lighting to surrounding properties should be minimized.

**IV. CIRCULATION AND PARKING**

- a. All required parking shall be located within attached garages designed to have a positive presence on the streetscape.
- b. Street-oriented units should have principal pedestrian access from the street.
- c. Areas for the storage of garbage and recycling should be located and screened to minimize their visibility from the street.



District of West Vancouver

## **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024**

Effective Date:

# Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024

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District of West Vancouver

## **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024**

A bylaw to amend zoning for lands currently under land use contract.

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, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, and 5223.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for amendments to facilitate existing development currently under land use contract;

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. 5321, 2024.

### **Part 2 Severability**

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 Adds the CD86 Zone & Rezones the Site**

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development Zones) is amended by adding Section 686 as the CD86 –

Comprehensive Development Zone 86 (Caulfeild Zone) as set out in **Schedule A** to this bylaw.

- 3.2 The lands shown outlined in bold and shaded on the map in **Schedule B** to this bylaw are rezoned from RS2 – Single Family Dwelling Zone 2, RS3 – Single Family Zone 3, and RS10 – Single Family Dwelling Zone 10 to CD86 (Caulfeild Zone).

## Part 4 Amends the Table of Contents

- 4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Table of Contents is amended accordingly.

## Part 5 Amends Zoning Map

- 5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Zoning Map is amended by changing the zoning on the lands as shown outlined in bold and shaded on the map in **Schedule B** to this bylaw,

FROM: RS2 - Single Family Dwelling Zone 2

RS3 - Single Family Dwelling Zone 3

RS10 - Single Family Dwelling Zone 10

TO: CD86 – Comprehensive Development Zone 86 (Caulfeild Zone)

## Part 6 Amendment of Regulations

- 6.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 610 – CD10 (Folkestone Way) is amended by:

- 6.1.1 Adding the following to Section 610.02 (Permitted Uses) in numerical order:

vii. Home base business

viii. Office

ix. Child care

x. Community care

xi. Lodgers

xii. Secondary suites

- 6.2 Zoning Bylaw No. 4662, 2010, Schedule A, Section 625 – CD25 (Care Facility on Clyde Avenue) is amended by:
- 6.2.1 Adding the following to Section 625.01 (Permitted Uses):
- (d) accessory buildings and uses
- 6.3 Zoning Bylaw No. 4662, 2010, Schedule A, Section 663 – CD63 (6645 Nelson Avenue) is amended by:
- 6.3.1 Adding the following to Section 663.02 (Permitted Uses) in numerical order:
- iii. Accessory buildings and uses
  - iv. Child care
  - v. Community care
  - vi. Home based business
- 6.4 Zoning Bylaw No. 4662, 2010, Schedule A, Section 664 – CD64 (585 16th Street) is amended by:
- 6.4.1 Deleting the text in Section 664.02 (Permitted Uses) and replacing it with the following:
- i. Those uses as provided for in section 701.01 - Ambleside Centre Zone 1 of this bylaw.
- 6.4.2 Deleting the text “accessory” in Section 664.03(2).
- 6.5 Zoning Bylaw No. 4662, 2010, Schedule A, Section 665 – CD65 (1340 Duchess Avenue) is amended by:
- 6.5.1 Adding the following to Section 665.02 (Permitted Uses) in numerical order:
- ii. Accessory buildings and uses
  - iii. Home based business
  - iv. Child care
  - v. Community care
  - vi. Lodgers
- 6.6 Zoning Bylaw No. 4662, 2010, Schedule A, Section 668 – CD68 (1495 Esquimalt Avenue) is amended by:

- 6.6.1 Adding the following to Section 668.02 (Permitted Uses) in numerical order:
  - ii. Accessory buildings and uses
  - iii. Home based business
  - iv. Child care
  - v. Community care
  - vi. Caretaker's suite
  
- 6.7 Zoning Bylaw No. 4662, 2010, Schedule A, Section 669 – CD69 (2030-2040 Marine Drive) is amended by:
  - 6.7.1 Adding the following to Section 669.02 (Permitted Uses) in numerical order:
    - ii. Accessory buildings and uses
    - iii. Home based business
    - iv. Child care
    - v. Community care
    - vi. Lodgers
  
- 6.8 Zoning Bylaw No. 4662, 2010, Schedule A, Section 670 – CD70 (2119 Bellevue) is amended by:
  - 6.8.1 Adding the following to Section 670.02 (Permitted Uses) in numerical order:
    - iii. Home based business
    - iv. Child care
    - v. Community care
    - vi. Lodgers
  
- 6.9 Zoning Bylaw No. 4662, 2010, Schedule A, Section 671 – CD71 (202-250 16th Street, 1571–1579 Bellevue Avenue) is amended by:

- 6.9.1 Deleting the text in Section 671.02 (Permitted Uses) and replacing it with the following:
- i. Those uses as provided for in section 701.01 - Ambleside Centre Zone 1 of this bylaw.
- 6.10 Zoning Bylaw No. 4662, 2010, Schedule A, Section 672 – CD72 (440 13th Street, 1285 & 1289 Keith Road) is amended by:
- 6.10.1 Adding the following to Section 672.02 (Permitted Uses) in numerical order:
- iv. Home based business
  - v. Child care
  - vi. Community care
  - vii. Lodgers
- 6.11 Zoning Bylaw No. 4662, 2010, Schedule A, Section 673 – CD73 (1363 Clyde Avenue) is amended by:
- 6.11.1 Adding the following to Section 673.02 (Permitted Uses) in numerical order:
- iii. Home based business
  - iv. Child care
  - v. Community care
  - vi. Lodgers
- 6.12 Zoning Bylaw No. 4662, 2010, Schedule A, Section 674 – CD74 (4957 Marine Drive) is amended by:
- 6.12.1 Adding the following to Section 674.02 (Permitted Uses) in numerical order:
- iii. Home based business
  - iv. Child care
  - v. Community care
  - vi. Lodgers
- 6.13 Zoning Bylaw No. 4662, 2010, Schedule A, Section 675 – CD75 (1858-



1896 Bellevue Avenue) is amended by:

- 6.13.1 Adding the following to Section 675.02 (Permitted Uses) in numerical order:
  - iii. Home based business
  - iv. Child care
  - v. Community care
  - vi. Lodgers
  
- 6.14 Zoning Bylaw No. 4662, 2010, Schedule A, Section 676 – CD76 (312-320 Keith Road) is amended by:
  - 6.14.1 Adding the following to Section 676.02 (Permitted Uses) in numerical order:
    - iii. Home based business
    - iv. Child care
    - v. Community care
    - vi. Lodgers
  
- 6.15 Zoning Bylaw No. 4662, 2010, Schedule A, Section 677 – CD77 (5500 Block Parthenon Place & 5490 Marine Drive) is amended by:
  - 6.15.1 Deleting Section 677.03(1) (Building Lots) and replacing it with the following:
    - (1) Building Lots
      - a. Accessory buildings and uses
      - b. Child care
      - c. Community care
      - d. Home based business
      - e. Lodgers
      - f. Secondary suites
      - g. Single-family dwellings

- 6.15.2 Adding the following to Section 677.04 (Conditions of Use) in numerical order:
  - (5) No more than 20 children shall be permitted in pre-school groups (nursery-kindergarten) for child care uses in a single-family dwelling.
  
- 6.16 Zoning Bylaw No. 4662, 2010, Schedule A, Section 680 – CD80 (382-398 Mathers Avenue) is amended by:
  - 6.16.1 Deleting Section 680.02(1) (Strata Lots) and replacing it with the following:
    - (1) Strata Lots
      - a. Child care
      - b. Community care
      - c. Home based business
      - d. Lodgers
      - e. Secondary suites
      - f. Single-family dwellings
      - g. Accessory uses to the listed uses
  
  - 6.16.2 Adding the following to Section 680.03 (Conditions of Use) in numerical order:
    - (2) The keeping of lodgers shall not be permitted where secondary suites are provided.
    - (3) No more than two lodgers per strata lot are permitted.
  
- 6.17 Zoning Bylaw No. 4662, 2010, Schedule A, Section 681 – CD81 (800 Taylorwood Place) is amended by:
  - 6.17.1 Deleting Section 681.02 (Permitted Uses) and replacing it with the following:
    - i. Accessory buildings, structures, and uses
    - ii. Child care
    - iii. Community care

- iv. Home based business
- v. Lodgers
- vi. Secondary suites
- vii. Single-family dwellings
- viii. Site management office

6.18 Zoning Bylaw No. 4662, 2010, Schedule A, Section 682 – CD82 (6255 & 6265 Imperial Avenue, 6620–6678 Marine Drive) is amended by:

6.18.1 Deleting Section 682.02(1) (Individual lots) and replacing it with the following:

- (1) Individual lots
  - a. Child care
  - b. Community care
  - c. Home based business
  - d. Secondary suites
  - e. Single-family dwellings
  - f. Accessory uses to the listed uses

6.18.2 Adding the following to Section 682.03 (Conditions of Use) in numerical order:

- (4) The keeping of lodgers shall not be permitted where secondary suites are provided.
- (5) No more than two lodgers per strata lot are permitted.

## Part 7 Effective Date

7.1 Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5321, 2024 will be effective on June 30, 2024, or as otherwise specified in the schedules.

## Schedules

Schedule A – CD86 – Comprehensive Development Zone 86 (Caulfeild Zone)

Schedule B – Amends Zoning Maps

READ A FIRST TIME on April 29, 2024

MODIFIED on May 13, 2024

PUBLICATION OF NOTICE OF PUBLIC HEARING on May 15 and 22, 2024

PUBLIC HEARING HELD on May 27, 2024

READ A SECOND TIME AS MODIFIED on May 27, 2024

READ A THIRD TIME on May 27, 2024

APPROVED by the Minister of Transportation and Infrastructure  
on June 12, 2024.

ADOPTED by the Council on [Date].

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Mayor

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Corporate Officer

## Schedule A – CD86 – Comprehensive Development Zone 86 (Caulfeild Zone)

### 686 CD86 (Caulfeild Zone)

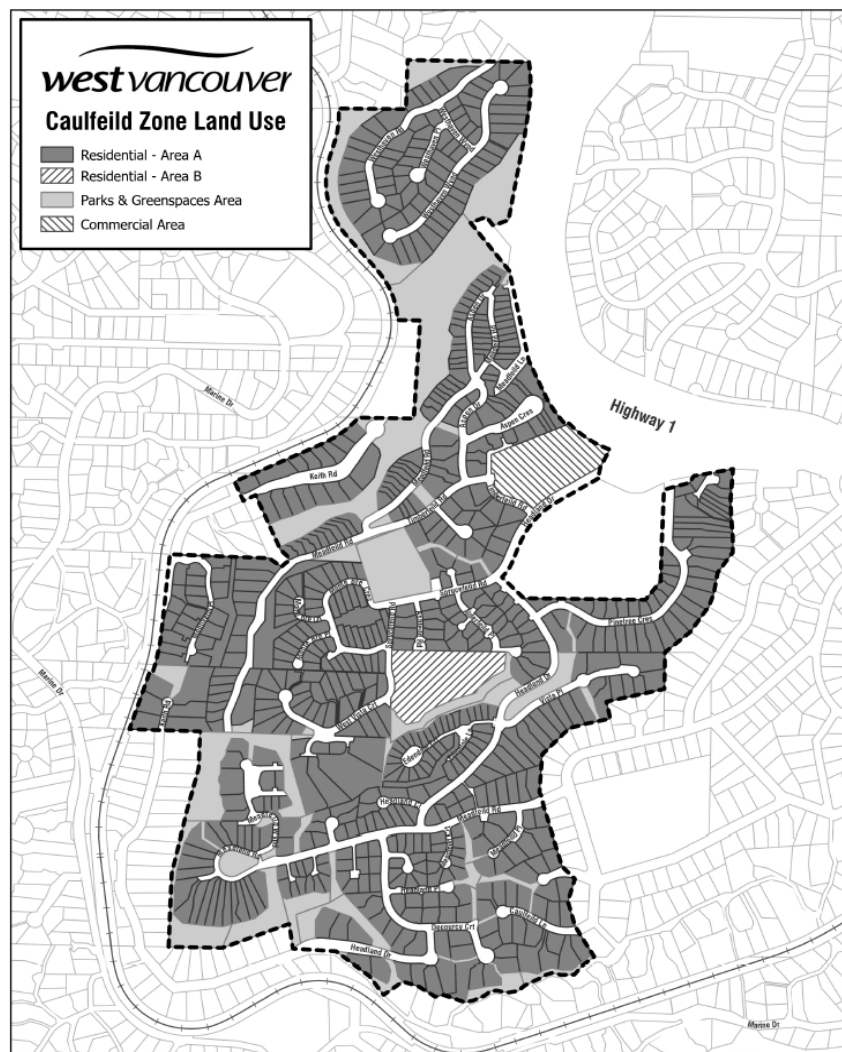
AMENDING  
BYLAW

### SECTION REGULATION

#### 686.01 Map

Lands zoned CD86 are shaded on the map below and shall be identified as:

- (a) Residential – Area A
- (b) Residential – Area B
- (c) Commercial Area
- (d) Parks and Greenspaces Area



**686.02 Definitions**

- (1) Within the CD86 Zone the following definition shall apply:  
 “Common Area” shall mean and include: PID 007-353-499, Lot 52, Block H, District Lot 879, Plan17835; Lot 100, Parcel H, District Lot 879, Plan VAP18948; PID 006-919-545, Lot 14, Block H, District Lot 885, Plan20429; CP (not road), Lot N, District Lot 890, Strata Plan LMS2640; and CP (not road), Block Q, District Lot 890, Strata Plan LMS3329.

**686.03 Permitted Uses**

- (1) Residential - Area A
- (a) Accessory buildings and uses
  - (b) Child care
  - (c) Community care
  - (d) Common area
  - (e) Duplex dwellings
  - (f) Ground-oriented dwellings
  - (g) Home based business
  - (h) Lodgers
  - (i) Secondary suite
  - (j) Single-family dwelling
- (2) Residential - Area B
- (a) Accessory buildings and uses
  - (b) Child care
  - (c) Community care
  - (d) Common area
  - (e) Duplex dwellings
  - (f) Ground-oriented dwellings
  - (g) Home based business
  - (h) Lodgers
  - (i) Secondary suite
  - (j) Single-family dwelling
- (3) Commercial Area
- (a) Accessory buildings and uses
  - (b) Amusement place
  - (c) Bakery
  - (d) Bakeshop or confectionery
  - (e) Bank or credit union
  - (f) Business or commercial school, including art and music academy

- (g) Child care
  - (h) Community care
  - (i) Dry cleaner
  - (j) Electric appliance repair shop
  - (k) Fire halls
  - (l) Funeral home
  - (m) Libraries
  - (n) Liquor primary licensed premises
  - (o) Microbrewery, winery, and distillery
  - (p) Office
  - (q) Personal services
  - (r) Pet care establishment
  - (s) Photograph gallery
  - (t) Printing shop
  - (u) Recreation buildings
  - (v) Restaurant
  - (w) Store or shop for the conduct of retail business but excluding gasoline service stations
  - (x) Theatre excluding drive-in theatre
  - (y) Veterinary medical clinic
- (4) Parks and Greenspaces Area
- (a) Parks and playgrounds
  - (b) Park accessory uses

**686.04 Conditions of Use**

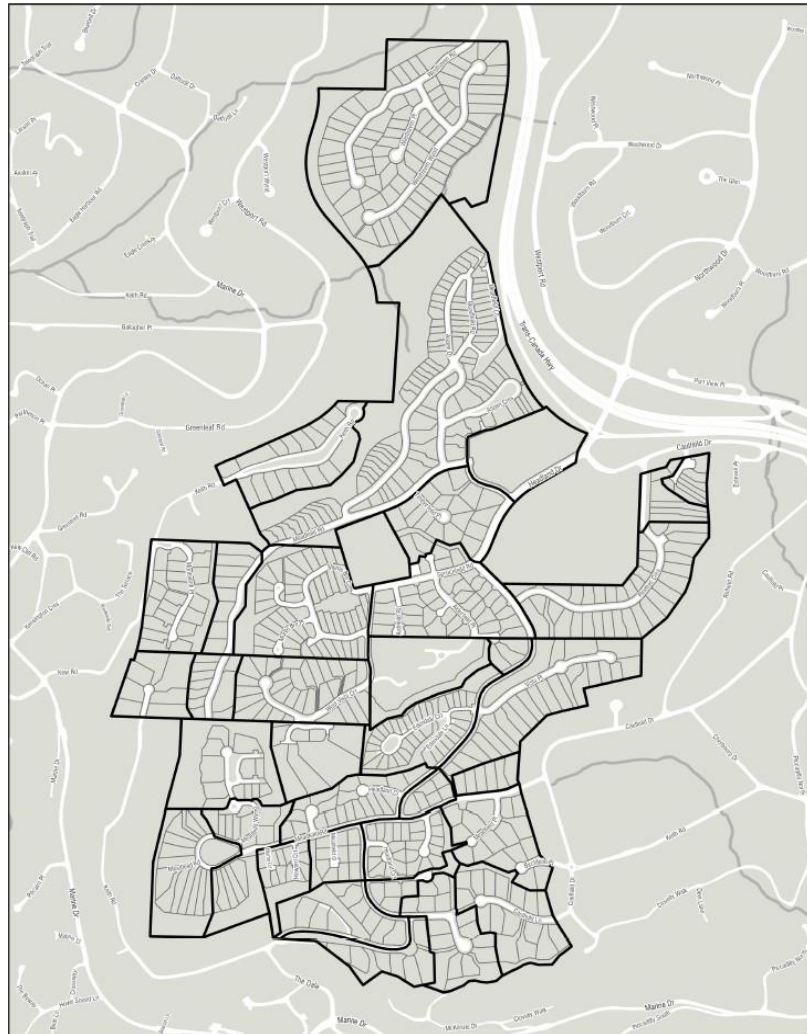
- (1) Residential Area A  
Stratification of buildings is prohibited.
- (2) Common Area  
Common areas shall be used for recreation and greenspace use.

**686.05 Site Area**

- (1) Residential - Areas A & B
  - (a) Minimum permitted site area for any residential parcel is the site area lawfully registered on the parcel as of June 30, 2024.
  - (b) The requirements of Section 686.05(1)(a) shall not prevent the adjustment of a site line between two lots existing as of June 30, 2024.
  - (c) Notwithstanding Section 686.05(1)(a) the following two parcels may be subdivided to three parcels PID 029-502-420, Parcel C (being a consolidation of lots 7 and 8, see

CA4246242), District Lot 890, Plan BCP39953; and PID 027- 840-751, Parcel 9, District Lot 890, Plan BCP39953.

- (d) Any inclusions or exclusions must be in accordance with Section 120.23 of this bylaw.
- (e) For parcels shown within the boundaries on the map below, a pro rata share of all common site or sites, and/or greenbelt areas shall be used to calculate site area.



**686.06 Density**

- (1) Residential – Area A
  - (a) The maximum number of dwelling units shall not exceed three per lot.
- (2) Residential – Area B



- (a) The maximum number of principal dwelling units shall not exceed 35.
- (3) Commercial Area
- (a) The maximum permitted gross floor area of all development on the subject lot is 6,700 square metres.

#### **686.07 Floor Area Ratio**

- (1) Residential – Area A
- (a) The maximum permitted floor area for any lot is the greater of:
    - i. the floor area lawfully constructed on the lot as of June 30, 2024; or
    - ii. 0.35 floor area ratio of site area to a maximum floor area of 585.4 square metres.
  - (b) For the purposes of section 686.07(1)(a)(i) the District may require a survey by a suitably qualified professional certifying the actual gross floor area constructed on a lot as of June 30, 2024.

#### **686.08 Site Coverage**

- (1) Residential – Areas A & B
- (a) The maximum permitted site coverage for any lot is the greater of:
    - i. the site coverage lawfully constructed on the lot as of June 30, 2024; or
    - ii. 30% of site area.
  - (a) For the purposes of 686.08(1)(a)(i) the District may require a survey by a suitably qualified professional certifying the actual site coverage on a lot as of June 30, 2024.

#### **686.09 Building Height**

- (1) Residential – Areas A & B
- (a) Maximum permitted height for any building on a lot is the greater of:
    - i. the building height that was lawfully constructed on the lot as of June 30, 2024; or

- ii. 8 metres.
  - (b) For the purposes of Section 686.09(1)(a)(i) the District may require a survey by a suitably qualified professional certifying the actual building height constructed on a lot as of June 30, 2024.
- (2) Commercial Area  
10.7 metres maximum.

#### **686.10 Number of Storeys**

- (1) Residential – Areas A & B  
2 plus basement maximum.
- (2) Commercial Area  
Maximum 1 storey, except mezzanines as defined and provided for in the BC Building Code.

#### **686.11 Rear Yard Setback**

- (1) Commercial Area
  - (a) 9.1 metres minimum, except:
    - i. where the site is flanked by a lane, the required rear yard may be provided either from the rear line of the building or between the sideline of the site adjoining the lane and the sideline of the building.
    - ii. 4.3 metres minimum on a corner site where the required number of off-street parking spaces and access aisles thereto are provided between the front site line and the front line of the building; or
  - (b) 4.3 metres applies where a pedestrian arcade has been provided and where the required minimum number of off-street parking spaces and access aisles thereto are located either:
    - i. on a site other than the site of the main building; or
    - ii. partly within the building and partly on a site other than the site of the main building, or
    - iii. within the building.
- (2) Residential - Area A
  - (a) Minimum rear yard setback permitted on a lot is:
    - i. the smallest rear yard setback that was lawfully constructed on the lot as of June 30, 2024; or
    - ii. 9.1 metres.

- (b) For the purposes of Section 686.11(1)(a)(i) the District may require a survey by a suitably qualified professional certifying the actual rear yard setback constructed on a lot as of June 30, 2024.

#### **686.12 Front Yard Setback**

- (1) Residential - Area A
  - (a) Minimum front yard setback permitted on a lot is:
    - i. the smallest front yard setback that was lawfully constructed on the lot as of June 30, 2024; or
    - ii. 6.7 metres.
  - (b) For the purposes of Section 686.12(1)(a)(i) the District may require a survey by a suitably qualified professional certifying the actual front yard setback constructed on a lot as of June 30, 2024.

#### **686.13 Side Yard Setback**

- (1) Residential – Area A
  - (a) Minimum side yard setback permitted on a lot is:
    - i. the smallest side yard setback that was lawfully constructed on the lot as of June 30, 2024; or
    - ii. 1.2 metre.
  - (b) For the purposes of Section 686.13(1)(a)(i) the District may require a survey by a suitably qualified professional certifying the actual side yard setback constructed on a lot as of June 30, 2024.

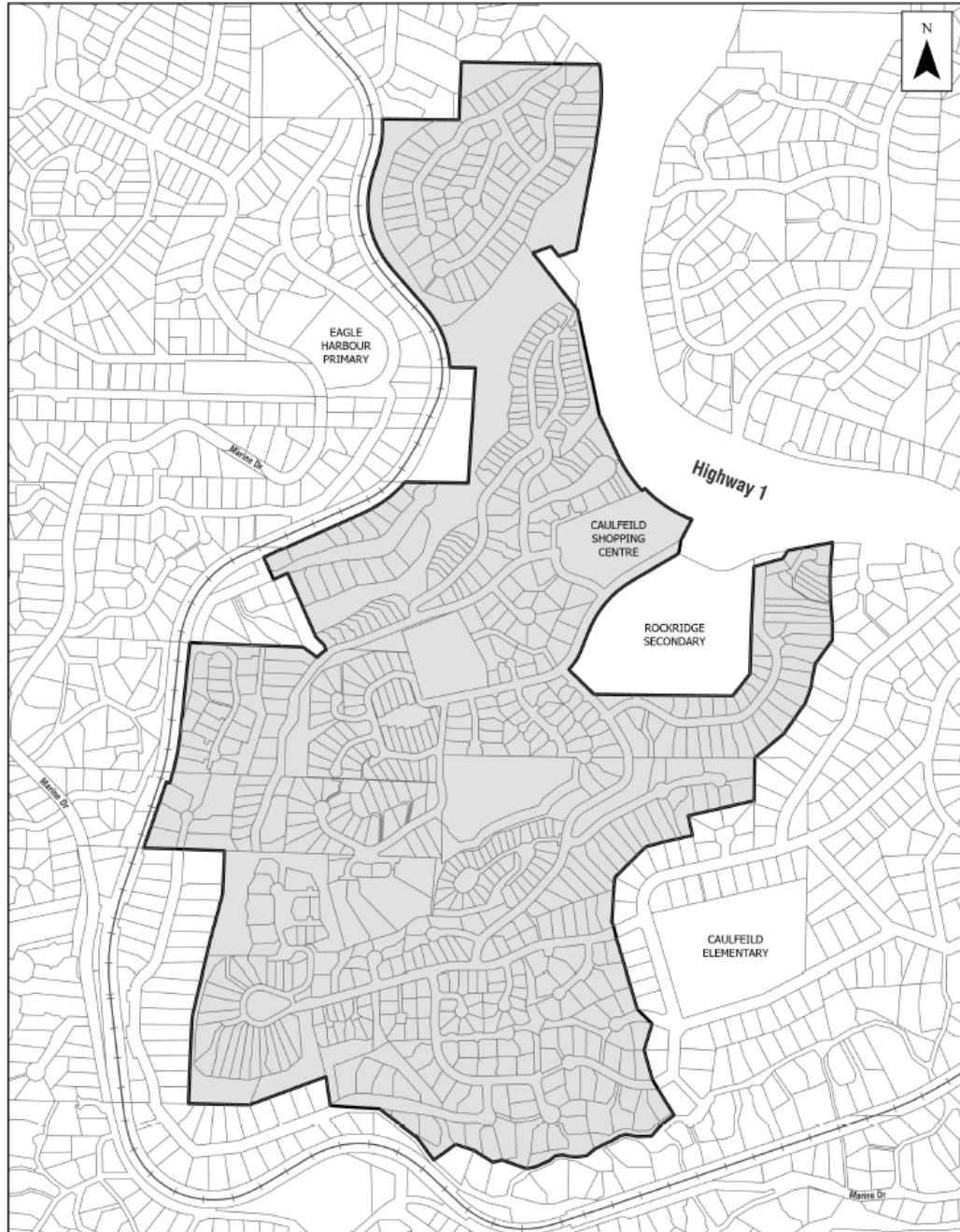
#### **686.14 Off-street Parking**

- (1) Commercial Area
  - (a) Minimum of 1 parking space for every 37.5 square metres of commercial gross floor area.
  - (b) Applications for approval of provision of front yard parking on corner sites in this zone must receive the approval of the Director of Engineering and Transportation having regard to location of access crossovers in relation to traffic requirements and shall only be considered for corner sites having a frontage of not less than 45.7 metres on the major street to be served.

## Schedule B – Amends Zoning Maps

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Zoning Maps.

The area shown outlined in bold and shaded on the map below rezones the site to CD86.





District of West Vancouver

**Tree Bylaw No. 4892, 2016,  
Amendment Bylaw No. 5322, 2024**

Effective Date:

# Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5322, 2024

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District of West Vancouver

## **Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5322, 2024**

A bylaw to provide amendments to provide greater clarity to facilitate the management and maintenance of trees.

Previous amendments: Amendment bylaws 4913, 5089, 5133, 5162, and 5202.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for amendments to facilitate the management and maintenance of trees;

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 Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5322, 2024.

### **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 Adds a Tree Survey as Schedule C**

- 3.1 Tree Bylaw No. 4892, 2016, is amended by adding a Schedule C “Tree Survey to CD77 – Comprehensive Development Zone 77 (5500 Block Parthenon Place & 5490 Marine Drive)”, as set out in **Schedule A** to this bylaw.

## Part 4 Amendment of Regulations

4.1 Tree Bylaw No. 4892, 2016, is amended by:

4.1.1 Adding the following to Section 6 (Tree Cutting Permits) in numerical order:

6.8.1 **Schedule C** - A Tree Survey pertaining to CD77 – Comprehensive Development Zone 77 (5500 Block Parthenon Place & 5490 Marine Drive) identifies retained trees to remain.

6.8.2 For lands in CD77 new tree species planted as of June 30, 2024, shall not grow to exceed a height 2.4 metres; except where a planted tree is to replace a retained tree identified on **Schedule C** in the same location.

## Part 5 Effective Date

5.1 Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5322, 2024 will be effective on June 30, 2024, or as otherwise specified in the schedules.

## Schedules

Schedule A – Tree Survey to CD77 (5500 Block Parthenon Place & 5490 Marine Drive)



READ A FIRST TIME on April 29, 2024

READ A SECOND TIME on May 27, 2024

READ A THIRD TIME on May 27, 2024

ADOPTED by the Council on [Date].

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Mayor

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Corporate Officer

## Schedule A – Tree Survey to CD77 (5500 Block Parthenon Place & 5490 Marine Drive)

Tree Survey to CD77 – Comprehensive Development Zone 77 (5500 Block Parthenon Place & 5490 Marine Drive).





District of West Vancouver

**Development Procedures Bylaw No. 4940, 2017,  
Amendment Bylaw No. 5318, 2024**

Effective Date:

**Development Procedures Bylaw No. 4940, 2017,  
Amendment Bylaw No. 5318, 2024**

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District of West Vancouver

## **Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5318, 2024**

A bylaw to remove reference to the procedures for Land Use Contract applications and delegate authority to the Director to consider, issue, and/or refuse a development permit under DPA designation BF-B17.

Previous amendments: Amendment bylaws 5029, 5043, 5073, 5077, 5109, 5127, 5156, 5224 and 5232.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for administrative updates to development procedures to respond to expiring land use contract legislation;

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 Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5318, 2024.

### **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 the Bylaw Description**

- 3.1 Deleting the bylaw description on page 1 in its entirety and replace it with the following:

A bylaw to define procedures under which an owner of land may apply for an amendment to the Official Community Plan Bylaw or Zoning Bylaw, for the entry into a Heritage Revitalization Agreement, for the issuance of permits under Part 14 or 15 of the *Local Government Act*, to impose

application fees, to specify notification distances, and to delegate Council's authority to make decisions in certain circumstances.

Previous amendments: Amendment Bylaws 5029, 5043, 5073, 5077, 5109, 5127, 5156, 5224, 5232 and 5271.

WHEREAS a local government that has adopted an official community plan or a zoning bylaw must, by bylaw, define procedures under which an owner of land may apply for an amendment to the plan or bylaw or for a permit under Part 14 or 15 of the *Local Government Act*;

AND WHEREAS the Council of The Corporation of the District of West Vancouver has adopted an Official Community Plan Bylaw and Zoning Bylaw;

AND WHEREAS a local government may, by bylaw, specify a distance from affected land for the purpose of notifying owners and occupants of proposed bylaw amendments and permits;

AND WHEREAS the Council may, by bylaw, delegate its powers, duties and functions to an officer or employee of the municipality;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver, in open meeting assembled, enacts as follows:

## **Part 4 Amends Part 4 "Definitions"**

Development Procedures Bylaw No. 4940, 2017, Part 4 Definitions is amended by:

4.1 Deleting the definition for Land Use Contract:

"Land Use Contract" or "LUC" means a land use contract as defined in section 1 of the Schedule to the Local Government Act;"

4.2 Adding the following to the definition of "Minor Development Permit" in alphabetical order:

- "Caulfeild Ground-Oriented Housing BF-B17;"

## **Part 5 Amends Part 6 "Scope"**

Development Procedures Bylaw No. 4940, 2017, Part 6 Scope is amended by:

5.1 Deleting section 6.1.10 and renumbering accordingly:

“6.1.10 discharge of, or an amendment to, a Land Use Contract;”

## **Part 6 Amends Part 9 “Public Hearing and Meetings”**

Development Procedures Bylaw No. 4940, 2017, Part 9 Public Hearing and Meetings is amended by:

6.1 Deleting section 9.1.1 (c) and renumbering accordingly:

“(c) amend a Land Use Contract, if the amendment relates to density or use of an area covered by the Land Use Contract”

## **Part 7 Amends Part 10 “Notification”**

Development Procedures Bylaw No. 4940, 2017, Part 10 Notification is amended by:

7.1 Updating section 10.2.2 by removing the following row from the table:

Discharge of, or amendment to, a Land Use Contract	100 metres
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## **Part 8 Amends Part 11 “Application Sign Posting Requirements”**

Development Procedures Bylaw No. 4940, 2017, Part 11 Application Sign Posting Requirements is amended by:

8.1 Deleting section 11.2.4 and renumbering accordingly:

“11.2.4 an application to amend a Land Use Contract, if the amendment relates to density or use of an area covered by the Land Use Contract;”

## Part 9 Amends Part 19 “Delegation”

Development Procedures Bylaw No. 4940, 2017, Part 9 Delegation is amended by:

9.1 Deleting section 19.2 and 19.3 in its entirety and replacing it with the following:

9.1.1 “19.2 Council delegates to the Director the authority to consider, issue, and/or refuse the types of permits listed in the table below, in accordance with the conditions set out in sections 19.8 to 19.22 below.

Permit Type	Purpose	Development Permit Area Designation
Development Permits (19.15)	Multiple Family Areas, Commercial Areas, New Neighbourhood Areas, Natural Environment and Upper Lands Areas, excluding Development Permits delegated elsewhere in this bylaw.	BF-B4, B5, B7, B8, B9, B10, B12, B13, B14, BF-C3, C5, C6, C8, C9, C10, BF-D1, D4, NE5, NE6, UL8, UL9.
Development Permit	Detached Secondary Suite (Coach House)	BF-B3.1
Development Permit	Duplex	BF-B11
Development Permit	Caulfeild Ground-Oriented Housing	BF-B17
Heritage Alteration Permit	Heritage conservation in the LCHCA	HE 6
Development Permit	Wildfire Hazard areas	NE 1
Development Permit	Foreshore areas	NE 2
Development Permit	Sites with difficult terrain	NE 6
Development Permit	Watercourse protection and enhancement areas	NE 13
Development Permit	Future Neighbourhoods	UL 8
Development Permit	Rodgers Creek Area	UL 8.1
Development Permit	Limited Use and Recreation Area	UL 9
Development Permit	Neighbourhood Designated areas	Horseshoe Bay Local Area Plan
Permit Type	Purpose	Zoning Bylaw
Temporary Use Permit	Temporary uses and buildings	s.120.15
Minor Development Variance Permit	Minor variances to the Zoning Bylaw	s. 120, 130, 140, 200

19.3 If a permit application does not comply with the conditions set out in sections 19.8 to 19.22 below, then the Director shall refuse the permit.”

9.2 Inserting the following new sub-section 19.22:

9.2.1 “**Caulfeild Ground-Oriented Housing Development Permit**



- 19.22 Development permits in respect of Development Permit BF-B17 (Caulfeild Ground-Oriented Housing Development Permit Area) may be issued by the Director if the proposed development:
- 19.22.1 complies with Guidelines BF-B17; and either
  - 19.22.2 conforms to the Zoning Bylaw; or
  - 19.22.3 requires variance(s) to the Zoning Bylaw that, in the opinion of the Director, addresses the contextual urban environment, natural features, or neighbouring development.”

## **Part 10 Effective Date**

- 10.1 Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5318, 2024 will be effective on June 30, 2024.

READ A FIRST TIME on April 29, 2024

READ A SECOND TIME on May 27, 2024

READ A THIRD TIME on May 27, 2024

ADOPTED by the Council on [Date].

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Mayor

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Corporate Officer



District of West Vancouver

## **Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5319, 2024**

Effective Date:

# **Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5319, 2024**

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Part 4	Effective Date .....	2

District of West Vancouver

## **Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5319, 2024**

A bylaw to remove fees and charges for Land Use Contract applications.

Previous amendments: Amendment bylaws 5278 and 5285.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for administrative updates to remove application fees to respond to expiring land use contract legislation;

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 Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5319, 2024.

### **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 Schedule A**

Schedule A to the Fees and Charges Bylaw No. 5251, 2023 is amended by:

- 3.1 Removing the following rows for Land Use Contract applications:

<b>Land Use Contracts</b>		
Dealing with matters of Use and Density	\$7,935.00	With \$2,300.00 refunded if application does not proceed to a Public Hearing.

Dealing with matters other than Use or Density	\$1,720.00	With \$400.00 refunded if application does not proceed to a Public Meeting.
The siting of a dwelling unit within two metres of another dwelling unit in the Caulfeild Land Use Contract Area that requires review by the Director of Planning and Development Services and the Design Review Committee per the Caulfeild Land Use Contract	\$1,455.00	
Land Use Contract compliance review	\$750.00	

## Part 4 Effective Date

- 4.1 Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5319, 2024 will be effective on June 30, 2024.

READ A FIRST TIME on April 29, 2024

READ A SECOND TIME on May 27, 2024

READ A THIRD TIME on May 27, 2024

ADOPTED by the Council on [Date].

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Mayor

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Corporate Officer

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