



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

**13.6.**

## COUNCIL REPORT

Date:	November 25, 2024
From:	Erik Wilhelm, Senior Community Planner
Subject:	Proposed Covenant Amendments for 14 Glenmore Drive
File:	1010-20-23-100

### RECOMMENDATION

THAT The Corporation of the District of West Vancouver be authorized to file in the Land Title Office modifications of Covenant CB1452878 and Covenant CB1663670 (together, the “Existing Covenants”), which Existing Covenants are registered against title to that parcel in the District of West Vancouver identified by the legal description PID 002-773-546, Lot 4 Block 5 Block C District Lot 603 Plan 9334 (the “Lands”), to permit the use and occupancy for residential purposes of residential dwellings existing on the Lands as of the reference date of the Existing Covenants despite restrictions to the contrary set out in the Existing Covenants.

#### 1.0 Purpose

To provide Council information regarding proposed covenant amendments for a development covenant and a stormwater management covenant registered on title of 14 Glenmore Drive to allow residential occupancy to continue within the existing fourplex on site.

#### 2.0 Legislation/Bylaw/Policy

Not applicable.

#### 3.0 Council Strategic Objective(s)/Official Community Plan

*2024-2025 Council Strategic Plan*

The “2024-2025 Council Strategic Plan” generally aims to “Expand a diverse housing supply”. More specifically, objective 2.10 aims to “Explore opportunities with partners for the community’s work force being able to live within the community”.

*Official Community Plan (OCP)*

The OCP includes policies to address the housing needs of present and future generations within the community. The OCP recognizes “the dearth of local housing options accessible to our workforce creates a perennial challenge for local schools, services and businesses to hire and retain staff”.

## 4.0 Financial Implications

Not Applicable.

## 5.0 Background

On July 22, 2024, Council approved a rezoning, development permit and OCP amendment application to allow a multi-family development that included 3 duplex buildings (6 principal units) at 14 Glenmore Drive (Figure 1).



Figure 1 – Rendering of approved development at 14 Glenmore Drive

As seen in Figure 2, the site is located east of Collingwood School with an existing two-storey fourplex building (built in 1959) on site. Only one of the four units is currently occupied and occupancy of that unit is slated to terminate on December 1, 2024.



Figure 2 - Aerial image of 14 Glenmore Drive and Surrounding Neighbourhood

The approved rezoning required registration of a development covenant to ensure the developer provides necessary infrastructure upgrades and obligations. In this instance, the developer was required to dedicate a rear lane, half lane and provide sidewalk upgrades along Glenmore Drive adjacent to the site. As a further condition of the District's redevelopment process, a separate stormwater management covenant was registered on title to ensure the developer installs and perpetually maintains an in-ground stormwater management system.

In preparation for redevelopment, both covenants restrict occupancy of the site and prevents the site to be used or occupied for residential purposes.

Subsequently, the District was informed in early November 2024, that Collingwood School wished to purchase 14 Glenmore Drive to provide housing for school employees. According to representatives of Collingwood School, "like many other schools on the North Shore, our long serving teachers who live on the North Shore are retiring, and it is challenging to attract and retain younger people. We plan to offer these units to teachers at low market rents in the hope that they are encouraged to live and work here, putting down roots in West Vancouver with their families." These four additional rental units would be in addition to several units already under Collingwood School ownership east of the school site.

Accordingly, as the occupancy restrictions within the covenants prevent residential uses in the interim, Collingwood School has requested the District amend the covenants to allow residential occupancy to continue.

## **6.0 Analysis**

### **6.1 Discussion**

The requested amendments to the development covenant and stormwater management covenant will be limited in scope and only allow residential uses to continue onsite. The remaining covenant requirements will still be enshrined within the covenants and ensure the interests of the District if and when the site redevelops. Primarily, the intent of the covenant amendments will avail more affordable housing options for Collingwood School employees.

### **6.2 Climate Change & Sustainability**

Not applicable.

### **6.3 Public Engagement and Outreach**

Not applicable.

### **6.4 Other Communication, Consultation, and Research**

Not applicable.

## 7.0 Options

### 7.1 Recommended Option

That Council authorize the District to amend the development covenant and stormwater management covenant, registered on title of 14 Glenmore Drive, to allow residential occupancy to continue on site.

### 7.2 Considered Options

Council may:

- a) defer consideration of the proposal pending the receipt of additional information (to be specified) to assist in the consideration of the application; or
- b) reject the application.

## 8.0 Conclusion

The OCP and Collingwood School recognize the scarcity and lack of affordability of workforce housing within the District. The requested covenant amendments will ensure the interests of the District while allowing the existing fourplex at 14 Glenmore to be used for housing for employees of Collingwood School.

Author:



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Concurrence:



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