



District of West Vancouver

**Official Community Plan Bylaw No. 4985, 2018,
Amendment Bylaw No. 5355, 2024**

Effective Date:

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5355, 2024

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District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5355, 2024

A bylaw to amend Official Community Plan Bylaw No. 4985, 2018, to add Folkestone Comprehensive Development (CD) Zones 8, 10 (excluding 2221, 2223, 2225, 2227, and 2229 Folkestone Way), and 11 to Policy BF-B 8 “Other Multiple Family Sites”, correct inadvertent errors, and reorganize Schedule ii of the Official Community Plan to provide greater clarity to area-specific policies and guidelines.

Previous amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5135, 5128, 5172, 5231, 5222, 5280, 2301, 5335, 5291, 5362, 5292, and 5205.

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 add Folkestone CD Zones to Other Multiple Family Sites Development Permit Area, correct inadvertent errors, and reorganize Schedule ii of the Official Community Plan to provide greater clarity to area-specific policies and guidelines.

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. 5355, 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 ii: Area-Specific Policies & Guidelines

- 3.1 Schedule ii [Area-Specific Policies & Guidelines] of Official Community Plan Bylaw No. 4985, 2018 is amended as follows:
- 3.1.1 By amending Policy BF-D 1 “Whitby Estates” as follows:
- (a) moving Policy BF-D 1 after Policy BF-B 3.1 “Coach House Development in Existing Neighbourhoods”; and
 - (b) updating Policy number from BF-D 1 to BF-B 3.2.
- 3.1.2 By amending Policy BF-D 4 “Clyde Avenue Area” as follows:
- (a) moving Policy BF-D 4 after Policy BF-B 3.2 “Whitby Estates”; and
 - (b) updating Policy number from BF-D 4 to BF-B 3.3.
- 3.1.3 On Page 1 of Schedule ii forming part of Official Community Plan Bylaw No. 4985, 2018, deleting key map of Residential Area Designations.
- 3.1.4 By amending Policy BF-C 8 “Local Commercial Sites” of Schedule ii forming part of Official Community Plan No. 4985, 2018, as follows:
- (a) On Page 72 within the preamble of Policy BF-C 8, deleting:

“The Local Commercial sites illustrated on the Development Permit Area Designations Key Map 1 and described as follows are designated as Development Permit Areas:”

And inserting in its place:

“The Local Commercial sites described as follows are designated as Development Permit Areas.”
 - (b) On Page 73 of Policy BF-C 8, deleting key map of Commercial Development Permit Area Designations.
- 3.1.5 By amending Policy BF-C 9 “Marina Sites” of Schedule ii forming part of Official Community Plan No. 4985, 2018, as follows:
- (a) On Page 75 within the preamble of Policy BF-C 9, deleting:

“The marina and yacht club sites illustrated on the Development Permit Area Designations Key Map 1 and described as follows are designated as Development Permit Areas:”

And inserting in its place:

“The marina and yacht club sites described as follows are designated as Development Permit Areas:”

- 3.1.6 By amending Policy HE 6 “Lower Caulfield Heritage Conservation Area”, Page 120 of Schedule ii forming part of Official Community Plan Bylaw No. 4985, 2018, by deleting entire row titled “Delegation of issuance of Heritage Alteration Permits.” from table.
- 3.1.7 By amending Table of Contents of Schedule ii forming part of Official Community Plan Bylaw No. 4985, 2018, as follows:
 - (a) deleting “KEY MAP – Residential Area Designations”;
 - (b) re-naming “BF-B 13 Block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue, and” to “BF-B 13 Block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue, and 21st Street”;
 - (c) re-naming “BF-B 14 21st Northwest corner of Taylor Way and Keith Road” to “BF-B 14 Northwest Corner of Taylor Way and Keith Road”;
 - (d) re-naming “BF-D 1 Whitby Estates” to “BF-B 3.2 Whitby Estates” and re-locating after BF-B 3.1 “Coach House Development in Existing Neighbourhoods”;
 - (e) re-naming “BF-D 4 Clyde Avenue Area” to “BF-B 3.3 Clyde Avenue Area” and re-locating after BF-B 3.2 “Whitby Estates”; and
 - (f) deleting “New Neighbourhood Areas” sub-heading.

Part 4 Adds Folkestone CD Zones to Other Multiple Family Sites

- 4.1 Schedule ii Area-Specific Policies & Guidelines in Official Community Plan Bylaw No. 4985, 2018, is further amended as follows:

- 4.1.1 By adding Folkestone Comprehensive Development (CD) Zones 8, 10 (excluding 2221, 2223, 2225, 2227, and 2229 Folkestone Way), and 11 to Policy BF-B 8 “Other Multiple Family Sites”.
- 4.1.2 By amending Policy BF-B 8 “Other Multiple Family Sites” of Schedule ii forming part of Official Community Plan Bylaw No. 4985, 2018, as follows:

On Page 28 within the preamble of Policy BF-B 8, deleting:

“The multiple family sites described as: Tudor Gardens, 843-22nd Street, Lot I, Block 5, DL 554, Plan LMP 1268; Esker Lane, 1253- 1275 3rd Street, DL 1074 Strata Plan LMS 2681; 2170 Chairlift Road, Lot 21 Exc. Part on Highway Plan 122, Block B, DL 815, Plan 9624; and, 2100 Block Gordon Avenue, Lots 13, 14, 15 and 16 DL 775 are designated a Development Permit Area.”

And inserting in its place:

“The multiple family sites described as: Esker Lane, 1253-1275 3rd Street, DL 1074 Strata Plan LMS 2681; 2170 Chairlift Road, Lot 21 Exc. Part on Highway Plan 122, Block B, DL 815, Plan 9624; 2100 Block Gordon Avenue, DL 775 Lot 13 and Strata Plan BCS 1593; and the area shown in **Figure 1** are designated a Development Permit Area.”

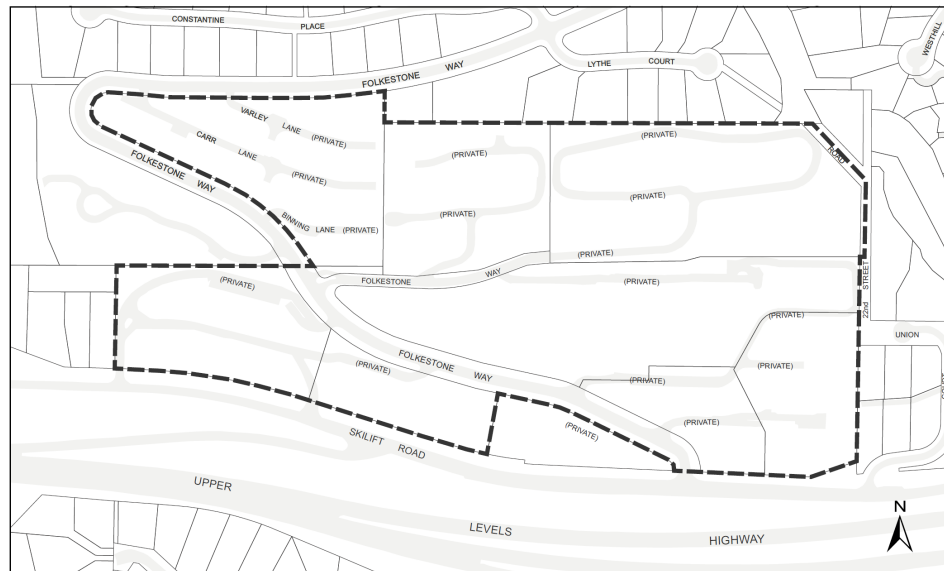


Figure 1 Folkestone Way CD Sites – Other Multiple Family Sites BF-B 8

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on
December 9, 2024

PUBLICATION OF NOTICE OF PUBLIC HEARING on January 15 and 22, 2025

PUBLIC HEARING HELD on January 27, 2025

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

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

Mayor

Corporate Officer

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District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5353, 2024**

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5353, 2024

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5353, 2024

A bylaw to provide greater clarity to miscellaneous regulations, correct inadvertent errors, and address inconsistencies.

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, 5028, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, 5223, 5270, 5281, 5321, 5328, 5338, 5336, 5351, 5293, 5347, 5339, 5206, and 5356.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for miscellaneous Zoning Bylaw amendments;

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. 5353, 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 of Regulation

3.1 Zoning Bylaw No. 4662, 2010, Section 110 (Definitions) is amended by:

3.1.1 Deleting the existing definition for “Children’s play equipment” and replacing it with the following, referencing Section 120.28 and 130.01:

Play structures such as children’s swings, slides and climbing apparatus, but does not include skateboard park equipment.

3.2 Zoning Bylaw No. 4662, 2010, Section 120 (General Regulations for all Zones) is amended by:

3.2.1 Adding the following to Section 120.01 in numerical order:

(9) As an accessory use in every zone,

- (a) Home-based businesses are permitted within residential dwelling units in accordance with Section 130.04; and
- (b) Where a commercial premises includes food production, manufacture of food goods is permitted as an accessory to the principal use, and those products may be sold retail or wholesale on the premises.

3.2.2 Deleting Section 120.19(3)(c) and replacing it with the following:

(c) Solar energy systems, provided that no part is greater than:

- (i) 0.6 metre above the permitted height of a building with a flat roof; or
- (ii) 0.6 metre above the finished roof of a building with any other roof form, to a maximum not to exceed the highest point of the building.

3.2.3 Adding the following to Section 120.19(3) in alphabetical order:

(d) Mechanical equipment and enclosures, and skylights no greater than 9.0 square metres in cumulative area, provided that no part is greater than:

- (i) 0.6 metre above the permitted height of a building with a flat roof; or
- (ii) 0.6 metre above the finished roof of a building with any other roof form, to a maximum not to exceed the highest point of the building.

- 3.2.4 Deleting Section 120.27(7)(f) and replacing it with the following:

Notwithstanding 120.27(5), heat pumps can be located anywhere on a site.

- 3.2.5 Deleting Section 120.28 in its entirety and replacing it with the following:

120.28 Child Care

- (1) Child care up to a maximum of 8 children is allowed on any site that meets Provincial legislation and Regulations. (Bylaw #4679)
- (2) Child care of more than 8 children is allowed in the following zones subject to Provincial legislation and Regulations: Section 200 (Single Family Dwelling Zones); Section 250 (Duplex Dwelling Zones); Section 260 (Ground-Oriented Dwelling Zones); Section 300 (Multiple Dwelling Zones); Section 350 (Commercial Zones); Section 500 (Community/Public Use Zones); Section 550 (Institutional Zones); Section 600 (Comprehensive Development Zones); and Section 700 (Ambleside Zones), except that:
 - (a) Child care in an individual dwelling unit is limited to a maximum of 8 children.
- (3) Notwithstanding Section 120.28(2), child care of 9 up to a maximum of 16 children is allowed in a single family dwelling subject to the following conditions:
 - (a) The lot on which a child care facility is sited must be a minimum distance of 182.9 metres from any other lot on which an existing child care facility of more than 8 children in a single family dwelling is sited; and
 - (b) Child care located in a secondary suite or detached secondary suite is limited to a maximum of 8 children.
- (4) Where the zoning permits a principal dwelling with one or more accessory secondary suites on a parcel, a maximum of one child care facility shall be permitted on the parcel.
- (5) The dwelling unit in which the child care facility is operated must be occupied by the operator or a staff person of the child care facility.
- (6) Children's play equipment for the child care facility must be sited a minimum of 1.2 metres from all site lines in all zones.

- (7) Off-street parking requirements for child care facilities are as follows:
 - (a) For single family dwellings, 1 off-street parking space for every 6 child spaces where the site is abutting or directly across from a school, place of worship, park, or community facility; and
 - (b) On all other sites, 1 off-street parking space for every 4 child care spaces unless otherwise specified in the zone of the parcel.

3.3 Zoning Bylaw No. 4662, 2010, Section 130 (General Regulations for Residential Zones & Uses Only) is amended by:

- 3.3.1 Deleting Section 130.01(3)(b)(i) and replacing it with the following:
 - (i) children's play equipment, except that it must be located 1.2 metres from all site lines;
- 3.3.2 Adding the following to Section 130.01(7) in alphabetical order:
 - (c) 2.6 metres, where an accessory building is up to 10 square metres in size and is detached and unheated as per Section 130.08(5)(d).
- 3.3.3 Deleting Section 130.05(4)(a) and replacing it with the following:
 - (a) be permitted on a lot where there is the keeping of lodgers, a community care facility, a bed and breakfast, or a child care facility of more than 8 children in accordance with Section 120.28;
- 3.3.4 Deleting Section 130.051(9)(a) and replacing it with the following:
 - (a) be permitted on a lot where there is the keeping of lodgers, a community care facility, a bed and breakfast, or a child care facility of more than 8 children in accordance with Section 120.28; or
- 3.3.5 Adding the following to Section 130.08(5) in alphabetical order:
 - (d) one detached and unheated accessory building up to a maximum of 10 square metres.

- 3.4 Zoning Bylaw No. 4662, 2010, Section 140 (Parking Regulations) is amended by:
- 3.4.1 Deleting the words “Building Bylaw No. 4400, 2004” from Sections 143.01(2)(a)(iv), 143.01(2)(b)(ii), and 143.01(2)(c)(iii), and replacing it with “District of West Vancouver’s Building Bylaw”.
- 3.5 Zoning Bylaw No. 4662, 2010, Section 250 (Duplex Dwelling Zones) is amended by:
- 3.5.1 Deleting Section 251.04 in its entirety and replacing it with the following:
- 251.04 Site Area**
- 555 square metres minimum
- 3.5.2 Deleting Section 251.05 in its entirety and replacing it with the following:
- 251.05 Site Width**
- Notwithstanding any other provision of Section 251, a 14.3 metre minimum site width applies to lots created on or after August 12, 2024
- 3.5.3 Deleting Section 251.06(3) and replacing it with the following:
- (3) Ground-oriented dwellings – 40% of Lot Area maximum
- 3.5.4 Deleting Section 251.07(3) and replacing it with the following:
- (3) Ground-oriented dwellings – 0.5 of lot area maximum
- 3.5.5 Deleting Section 252.04 in its entirety and replacing it with the following:
- 252.04 Site Area**
- 557.5 square metres minimum

- 3.5.6 Deleting Section 252.05 in its entirety and replacing it with the following:

252.05 Site Width

Notwithstanding any other provision of Section 252, a 14.9 metre minimum site width applies to lots created on or after August 12, 2024

- 3.5.7 Deleting Section 252.06(3) and replacing it with the following:

(3) Ground-oriented dwellings – 40% of Lot Area maximum

- 3.5.8 Deleting Section 252.07(3) and replacing it with the following:

(3) Ground-oriented dwellings – 0.5 of lot area maximum

- 3.5.9 Deleting Section 253.05 in its entirety and replacing it with the following:

253.05 Site Width

Notwithstanding any other provision of Section 253, a 14.9 metre minimum site width applies to lots created on or after August 12, 2024

- 3.6 Zoning Bylaw No. 4662, 2010, Section 350 (Commercial Zones) is amended by:

- 3.6.1 Deleting Section 351.02(8).

- 3.6.2 Deleting Section 352.02(9) and renumbering subsequent sections as required.

- 3.7 Zoning Bylaw No. 4662, 2010, Section 550 (Institutional Use Zones) is amended by:

- 3.7.1 Deleting Section 561.02(4) and replacing it with the following:

(4) Notwithstanding any other provision of Section 561, the lands zoned PA2 on a site with the principal use of a single family dwelling or ground-oriented dwellings shall be regulated in accordance with:

(a) the regulations of Section 202 – RS2 on:

Civic Address	Property Identifiers (PIDs)
2893 Marine Drive	010-296-433

(b) the regulations of Section 203 – RS3 on:

Civic Address	Property Identifiers (PIDs)
4773 Piccadilly South	011-318-163
450 Mathers Avenue	008-642-931
1335 3rd Street	007-121-091
370 Mathers Avenue	015-957-187
1525 Taylor Way	009-707-069
1305 Taylor Way	015-847-195
595 Keith Road	009-539-948

(c) the regulations of Section 205 – RS5 on:

Civic Address	Property Identifiers (PIDs)
1068 Inglewood Avenue	007-917-112
2347 Inglewood Avenue	006-985-149
714 20th Street	011-207-671
2062 Esquimalt Avenue	007-297-980
885 22nd Street	003-610-829, 003-610-845, and 003-610-861

3.8 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development or site specific zones) is amended by:

3.8.1 Deleting Section 601.07 in its entirety and replacing it with the following:

601.07 Yards

Yard minimums shall be as follows:

BUILDING TYPE	YARD MINIMUMS
Apartment	6.1 metres for front, rear and side yards
Cluster Housing	6.1 metres for front, rear and side yards; except where the adjacent lot is zoned CD1, the side yard shall be a minimum 1.5 metres
Single Family Dwelling	6.1 metres for front yards. 9.1 metres for rear yards. Side yards shall comply with the provisions of Section 251.10
Two Family Dwelling	6.1 metres for front yards. 9.1 metres for rear yards. Side yards shall comply with the provisions of Section 251.10

3.8.2 Deleting Section 603.08(1) and replacing it with the following:

(1) Yard minimums shall be as follows:

USE	YARD MINIMUM	
Apartment	Front Yard: Rear Yard: Each Side Yard:	6 metres 7.6 metres 6 metres
Cluster Housing	Front Yard: Rear Yard: Each Side Yard:	7.6 metres 7.6 metres 6 metres
Single Family on lots of 669 square metres or less in area	Front Yard: Rear Yard: Side Yard:	4.5 metres, except where a garage faces the street the yard in front of the garage shall be a minimum 7.6 metres 7.6 metres shall comply with the provisions of Section 251.10
Single Family on lots of more than 669 square metres in area	Front Yard:	4.5 metres, except where a garage faces the street the yard in front of the garage shall be a minimum 7.6 metres
Two Family Dwelling	Rear Yard: Side Yard:	12.2 metres shall comply with the provisions of Section 251.10

3.9 Zoning Bylaw No. 4662, 2010, Section 700 (Ambleside Centre Zones) is amended by:

3.9.1 Deleting Section 701.01(1)(a) and replacing it with the following:

(a) bakery, confectionery or manufacture of other food goods whose products are also sold on the premises

3.9.2 Deleting Section 701.02(4) and renumbering subsequent sections as required.

3.9.3 Deleting Section 702.02(3) and renumbering subsequent sections as required.

READ A FIRST TIME on December 9, 2024

APPROVED by the Ministry of Transportation and Infrastructure on
December 10, 2024

PUBLICATION OF NOTICE OF PUBLIC HEARING on January 15 and 22, 2025

PUBLIC HEARING HELD on January 27, 2025

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer

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