

COUNCIL AGENDA

Date: March 10, 2025 Item: 11.



11.

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

COUNCIL REPORT

Date:	February 18, 2025
From:	Lisa Berg, Senior Community Planner
Subject:	Proposed Fulton Lands Rezoning
File:	1610-20-5380

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5380, 2025” be considered for first, second, third, and fourth readings at the April 14, 2025 Council meeting scheduled for 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), and that notice be given of the scheduled consideration.

1.0 Purpose

To present to Council a proposed zoning amendment bylaw consistent with the Official Community Plan (OCP) for District-owned lands at 1542 Fulton Avenue, 1538 Fulton Avenue, 775 15th Street, and 791 15th Street (**Appendix A**).

2.0 Legislation/Bylaw/Policy

Local Government Act

As the proposed zoning amendment is for residential use and does not require an amendment to the OCP, the *Local Government Act* (LGA) prohibits a Public Hearing being held on the proposed zoning amendment bylaw. In accordance with Section 467 of the LGA, notice of consideration of the bylaw must be provided.

Zoning Bylaw

The site is currently zoned Residential Single Family Dwelling Zone 5 (RS5).

3.0 Council Strategic Objective(s)/Official Community Plan

2024-2025 Council Strategic Plan

Strategic Goal: Expand a diverse housing supply.

- Objective 2.1: Work towards new targets and deliverables mandated by the Province under the *Housing Supply Act*.
- Objective 2.8: Develop surplus District lands for housing.

Official Community Plan (OCP)

The Community Wide section of the OCP contains the following relevant policy:

Policy 2.1.21: “Use surplus District-owned lands to increase the availability of more diverse and affordable housing”.

More specifically and more recently, Council adopted amendments to the Area-Specific section of the OCP as part of the Ambleside Local Area Plan’s apartment stream, including:

Policy BF-B4.4.2: “District-owned lands on the south face of the 1500-block of Fulton Avenue [...] may be considered for more diverse and affordable housing (including, but not limited to strata, rental, below-market rental, and seniors) up to 21.33-27.43 metres (6-8 storeys) at 2.5 FAR.

4.0 Financial Implications

The sale or long-term lease of District lands would generate revenue for the District. Pending Council’s approval of the proposed zoning amendment, the District would issue a request for development proposals. Based on proposals received, Council would then be in a position to review and consider the financial implications of the values proposed.

5.0 Background

5.1 Previous Decisions

Council, at its February 24, 2025 regular meeting, released the following resolution:

THAT

1. staff be directed to proceed with preparing a zoning amendment bylaw for 1542 Fulton Avenue, 1538 Fulton Avenue, 791 15th Street, and 775 15th Street, consistent with the Official Community Plan Policy BF-B4.4.2, as discussed at the February 10, 2025 closed Council meeting; and
2. staff report back to a future regular Council meeting with the proposed bylaw for Council’s consideration.

5.2 History

None.

6.0 Analysis

6.1 Discussion

Site and Context

The site is located on the south face of the 1500 block of Fulton Avenue, west of 15th Street. It is comprised of four lots: 1542 Fulton Avenue, 1538 Fulton Avenue, 775 15th Street, and 791 15th Street (Figure 1). It is

developed with four buildings of various ages, all reaching the end of their useful life cycles.

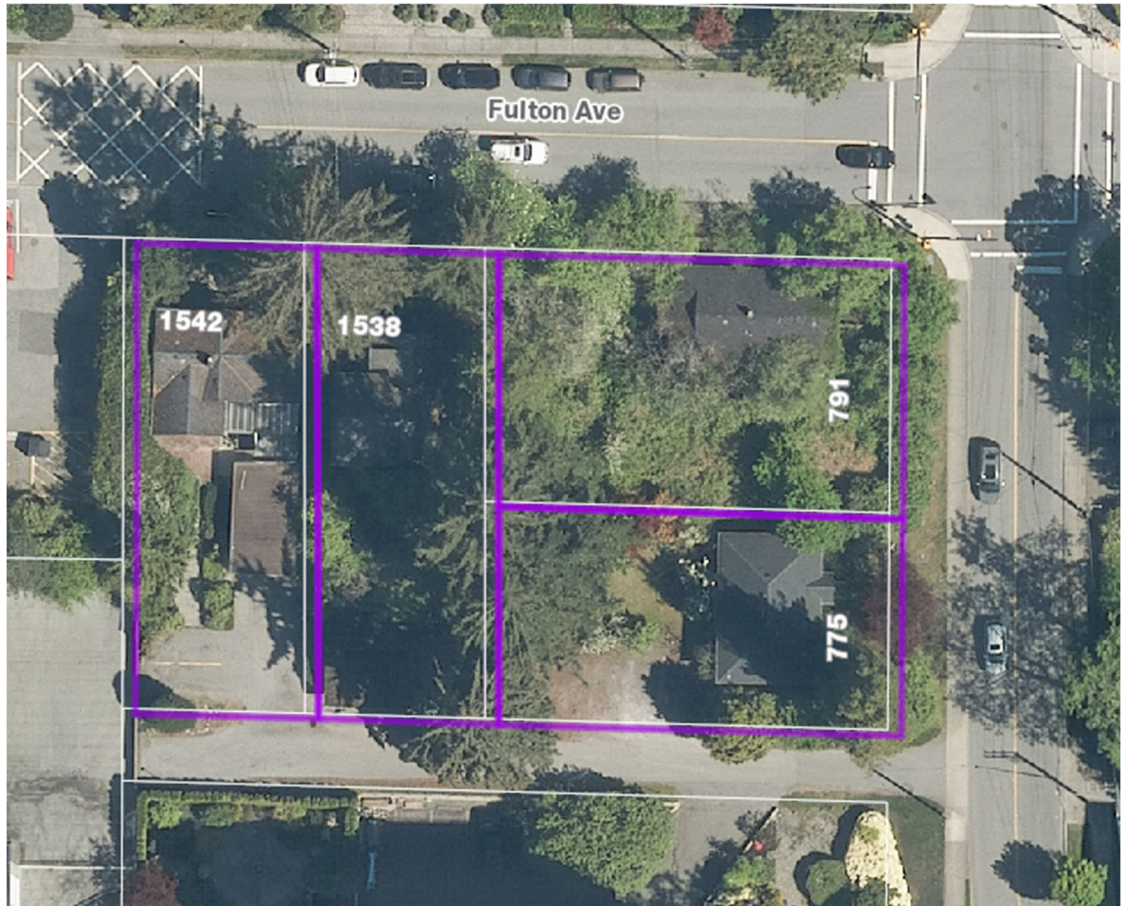


Figure 1: Subject lots shown outlined

Proposed Zoning Amendment Bylaw

Consistent with OCP Policy BF-B4.4.2, the proposed zoning amendment would allow for residential use up to 2.5 FAR and 27.43 metres (90 feet). Residential uses could include any combination of strata, rental, below-market rental, and seniors housing. A subsequent request for proposals process would ascertain development interest and associated values of these different forms of tenure.

Future Development Permit

The subject lots are located within the OCP's Ambleside Apartment Area Development Permit Area. Should Council proceed with the proposed zoning amendment, and should Council subsequently proceed with any proposal for these lands, any development would be subject to the design guidelines of this Development Permit Area and Council's issuance of a Development Permit.

6.2 Climate Change & Sustainability

Locating apartment development near amenities, transit, shops, services and employment is supportive of a range of Council's social, economic, and environmental sustainability objectives.

Future development would be required to comply with the District's Low Carbon Energy System pathway and the applicable step of the BC Energy Step Code required by the Building Bylaw No. 4400, 2004. The Zoning Bylaw requires that new construction accommodate EV charging and secured bicycle parking.

6.3 Public Engagement and Outreach

Extensive public engagement through the Ambleside LAP process informed Council's adoption the apartment area OCP policies. The public would have opportunity to comment on a future development permit application, should the rezoning be approved and should a development application be brought forward.

6.4 Other Communication, Consultation, and Research

The District will give statutory notice of consideration of the proposed bylaw in accordance with the LGA and the Development Procedures Bylaw.

7.0 Options

7.1 Recommended Option

That Council set the date for consideration of the proposed bylaw for four readings (including adoption) for April 14, 2025.

7.2 Considered Options

- a. Schedule consideration of the proposed bylaw on an alternative date (to be specified); or
- b. Defer consideration pending receipt of additional information (to be specified); or
- c. Reject the bylaw.

8.0 Conclusion

Further to Council's direction, and consistent with general OCP policy to use surplus District lands for housing and specific Ambleside apartment area policy for use, density and height for this site, a zoning amendment has been prepared.

Author:



Lisa Berg, Senior Community Planner

Concurrence:



Michelle McGuire, Senior Manager of Current Planning and Urban Design



David Hawkins, Senior Manager of Community Planning and Sustainability

Appendices:

- A. Context Map
- B. Proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5380, 2025"

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District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5380, 2025**
(1500 Block Fulton Avenue)

Effective Date:

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5380, 2025

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5380, 2025

A bylaw to rezone Lands at the 1500 Block of Fulton Avenue to allow for multifamily development.

Previous amendments: Amendment bylaws 4673, 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, 5361, 5356, and 5353.

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

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. 5380, 2025.

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 CD88 Zone & Rezones the Lands

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 688 as the

CD88 - Comprehensive Development Zone 88 (1500 Block Fulton Avenue), as set out in **Schedule A** of this bylaw.

- 3.2 The Lands, as set out in **Schedule B** of this bylaw are rezoned from Single Family Dwelling Zone 5 (RS5) to Comprehensive Development Zone 88 (1500 Block Fulton Avenue) (CD88).

Part 4 Amends Zoning Map

- 4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on the Lands as shown shaded on the map in **Schedule B** of this Bylaw.

Schedules

Schedule A –Comprehensive Development Zone 88

Schedule B – Zoning Map Amendment

PUBLICATION OF NOTICE OF CONSIDERATION on [Date]

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

Schedule A – Comprehensive Development Zone 88

688 CD88 (1500 Block Marine Drive)

688.01 Permitted Uses

- (1) accessory building, structure or uses
- (2) apartment buildings
- (3) home based business
- (4) lodgers
- (5) townhouses

688.02 Floor Area Ratio (FAR)

- (1) A maximum of 2.5 FAR is permitted
- (2) For clarity, floor area shall not include basement levels.

683.03 Building Height

- (1) Maximum 27.43 metres measured in compliance with Section 120.17 and 120.19 of the Zoning Bylaw.

683.04 Number of Storeys

- (1) Maximum 8 storeys (excluding basement levels).

683.05 Off-Street Parking

- (1) Parking to be provided as per Section 302.13 of the Zoning Bylaw.

Schedule B – Zoning Map Amendment

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.

The zoning of the Lands is shown shaded on the map below is changed from RS5 (Single Family Dwelling Zone 5) to CD88 (Comprehensive Development Zone 88 (1500 Block Fulton Avenue)).

