

## CONTEXT

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West Vancouver's aesthetic qualities contribute to the overall ambience of the community:

- remarkable natural assets — scenic waterfront, spectacular views as seen from, to, and within the community, dramatic mountainside topography, forested trails, and pristine creeks;
- distinctive neighbourhoods, many with narrow winding roads flanked by gardens and houses that fit into their surroundings;
- abundant landscaping throughout neighbourhoods, on private properties and at the entries to the community;
- impressive houses, many with architectural merit and heritage significance, some obscured from public view by lush landscaping and topography and others designed to have a notable street presence; and
- cohesive neighbourhood shopping areas with a “village” type of atmosphere.

These qualities attest to the importance that residents place on both their homes and their physical surroundings, an importance that encompasses the buildings and landscape, the varied streetscapes and neighbourhood amenities.

## HISTORY

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The spectacular natural setting has influenced built form and neighbourhood character throughout West Vancouver. At the turn of the century, John Lawson overlaid a grid pattern on top of the slopes in the Ambleside area. This area, and the adjacent Hollyburn and Dundarave areas evolved as relatively compact subdivisions with uniform lot sizes and shapes.

Lower Caulfeild was developed by Sir Francis Caulfeild who patterned the neighbourhood to be reminiscent of his English homeland with charming country lanes. The narrow, winding roads mirrored the natural contours of the land and the rugged, winding shoreline.

The West Shore and Northern Land Company laid out Horseshoe Bay in approximately 1909. Like Ambleside it was set in a grid pattern, but the grid is skewed in places to conform to the topography and natural features of the area. Substantial parts of Horseshoe Bay have since been taken over by expansion of the British Columbia Ferry Corporation terminal.

In 1931 British Pacific Properties commenced residential development of its 4000 acres with a vision of large estates in an exclusive golf course and country club atmosphere. Large houses on the large lots characterize the newer residential areas with a formal quality to their design. The older areas of the British

# BUILT FORM & NEIGHBOURHOOD CHARACTER

Properties have more gentle terrain and there are major issues related to the lush regeneration of the forest and its impact on views and light. Recent subdivisions, such as Chartwell, Canterbury and Whitby have a character defined by their interface with the more steeply sloping terrain of Hollyburn Mountain and a desire for large, view homes.

West Vancouver's retail and commercial areas have evolved as small scale, neighbourhood oriented

shopping districts with a "village" quality or character. The exception is Park Royal, developed by British Pacific Properties in 1950 at the entrance to the community, which has become a regional shopping centre.

Between 1945 and 1975 West Vancouver was a major centre for Canadian residential design, and the community has many exceptional examples of what is now referred to as the West Coast Style.



Photos (first three): West Vancouver Museum & Archives

Photo (far right) courtesy of West Vancouver Memorial Library

## OVERVIEW

The qualities of the community that contribute to West Vancouver's unique character will continue to direct new development in the future. Throughout the last one hundred years, West Vancouver has established itself as a Municipality that respects the natural environment. The choice to discourage industrial businesses, the Municipality's early development of creekside guidelines to maintain the integrity of its watersheds, the policies to protect the foreshore, and the setting aside of parks and open spaces are testament to residents' commitment.

With the changing global landscape, climate change and the earth's diminishing resources, concepts of sustainability have been brought to the fore. The intention of sustainable development is to reduce the impact of cities on the environment and to enhance social connections to create vibrant communities and economies. Sustainability is a concept that can be encouraged in relation to the built form in West Vancouver to ensure that future development maintains air and water quality, reduces energy and resource consumption, reduces waste generation and protects the community's environmental resources.

West Vancouver's population is expected to grow slowly over the next twenty five years. Despite this slow growth forecast, changes will occur in the neighbourhoods and commercial areas as lifestyle choices shift, the population ages and pressure is put on the local recreational resources from the region.

The policies and Development Permit Area designations of this section are intended to ensure that change and growth respond to the current character and the quality that has been created in West Vancouver, that the natural environment defining West Vancouver is respected and that the natural surroundings and quality of life will continue to be enjoyed by future generations.

## OBJECTIVES

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Built form and neighbourhood character policies promote unique neighbourhood qualities and design excellence, and are based on the following objectives:

- Promote a healthy community by maintaining and enhancing the quality of the natural and built environments.
- Support the development of a more complete community that addresses the needs of all residents and maintains and improves the quality of life – a community where residents can live, work, and play.
- Promote a vibrant and diverse local economy by encouraging attractive and functional commercial areas.
- Encourage mixed use commercial and residential projects.
- Provide for a diversity of housing types in keeping with existing neighbourhood qualities to accommodate a balanced and diverse population.
- Preserve and enhance the character of individual neighbourhoods and streetscapes.
- Encourage the preservation of heritage listed buildings, structures and landscapes.
- Encourage construction and landscaping designs that promote safety, security and accessibility.
- Provide opportunities for social interaction within neighbourhoods.
- Encourage neighbourhood involvement in the identification of key physical characteristics of existing neighbourhoods and in the review of new development.

## POLICIES AND DEVELOPMENT PERMIT AREA DESIGNATIONS

## A. COMMUNITY WIDE POLICIES

See also  
ENVIRONMENT

**Policy BF-A 1**

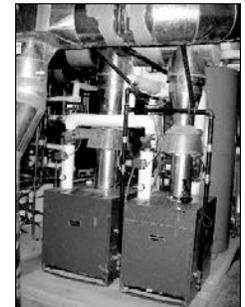
**Promote superior environmental design in new development.**

- Encourage high performance building design for major new construction to minimize the use of energy, water and materials in construction and operation of buildings.
- Promote the use of passive energy, environmentally friendly materials, storm water management and construction practices that minimize impacts on the natural environment.
- Provide healthy and high quality living and working environments.
- Recognize regional impacts such as air quality and need for sustainable urban design, when evaluating proposals.
- Consider incentives for superior environmental designs such as density bonuses to offset increased construction costs.

**Policy BF-A 2**

**Demonstrate municipal leadership by providing a commitment to the environment and sustainability practices.**

- Consider introduction of a program to establish standards for municipal initiatives and projects, to reduce resource consumption, reduce waste and pollution generation, protect environmental resources, and ensure public health by improving the quality of life for residents and visitors.
- Continue to encourage full life cycle cost assessments for all municipal building energy-related decisions (e.g. heating, cooling or water energy systems).
- Provide for advisory body review of environmental, social and neighbourhood character impacts for significant municipal initiatives and projects.
- Introduce sustainability indicators to monitor change.



**Policy BF-A 3**

**Develop a municipal framework for defining and evaluating community benefit in new development.**

- Define community benefit including economic, social and environmental objectives. Examples of possible benefits include meeting defined housing objectives such as diversity, rental tenure, and special needs; provision of community service facilities, contribution to public open space improvements and other public amenities.
- Define a process for evaluating community benefit in new development.
- Establish objectives for the provision of community benefit or public amenity for use in considering development proposals which seek density bonuses, require rezoning, variances or other municipal actions that increase development rights.

**Policy BF-A 4**

**Promote safe and accessible public environments.**

- Require that public buildings and sites be as accessible as reasonably possible.
- Promote safety and comfort for residents in public areas.
- Inform the development community of guidelines to meet accessibility needs of persons with disabilities and to enhance public safety.

See also  
SOCIAL PLANNING; and  
SAFETY & EMERGENCY  
PREPAREDNESS

**Policy BF-A 5**

**Promote development that fosters social interaction and involvement.**

- Encourage design elements that create opportunities for social interaction and involvement to promote a sense of identity, community and belonging within neighbourhoods.
- Provide pedestrian friendly environments through streetscape improvements.
- Discourage the development of gated communities.

**Policy BF-A 6**

**Support neighbourhood and multi-family retrofit projects intended to reduce community GHG emissions; and other community-based environmental initiatives to sequester carbon, beautify public spaces and make the built environment greener and healthier**

- Explore the creation and diversification of community energy systems (e.g. heat recovery, wind, tidal, solar, micro-hydro, geothermal); as well as alternative funding mechanisms and business models (e.g. neighbourhood or district energy utility).

**B. RESIDENTIAL POLICIES****Policy BF-B 1****Preserve and enhance neighbourhood character and the character of supporting streetscapes.**

- Promote local neighbourhood planning initiatives, including the development of Local Area Plans to assist in defining the attributes, qualities and character of specific neighbourhoods.
- Encourage the retention and renovation of existing buildings (particularly buildings with exceptional heritage significance).
- Review regulations to support replacement of existing buildings with new construction that is compatible with terrain, site, streetscape and neighbourhood characteristics and that minimizes neighbourhood disruption and the production of waste material.
- Require contextual review of streetscapes and evaluate the contribution of boulevards to neighbourhood character before proceeding with street improvements such as widening roads or installing curbs and sidewalks.
- Encourage a high standard of landscaping including within the boulevards.

**Policy BF-B 2****Preserve and enhance the valued qualities of existing neighbourhoods.**

- Retain the zoning density of existing neighbourhoods unless specifically provided for in this Plan (see also policy H 3).
- Retain and enhance the overall character of neighbourhoods, particularly in relation to boulevards, general lot sizes, building form and size, public and natural amenities and street forms.
- Use local neighbourhood planning initiatives, including the development of Local Area Plans to examine regulations, designations or guidelines to preserve and enhance neighbourhood character.
- Involve the community and neighbourhood in the review of new developments in accordance with Council's Public Involvement Policy.
- Encourage the retention of large estate lots or estate lot qualities such as large setbacks and extensive landscaping.
- Support subdivisions that provide alternative site designs, building forms and configurations in the following situations:
  - where steep slopes, creeks, rock outcroppings or other site characteristics make conventional siting or configuration undesirable, or
  - where estate qualities would be reflected or enhanced, and
  - provided the potential number of dwelling units would not be greater than a standard subdivision design in compliance with municipal regulations.
- Ensure that new development recognizes and is compatible with the character of existing neighbourhoods.

*See also  
HOUSING;  
TRANSPORTATION & MOBILITY;  
HERITAGE; and  
NATURAL ENVIRONMENT*

**Policy BF-B 3**

Retain the park like qualities of the Altamont Area.

- Promote maintenance of the “country estate” characteristics such as large lots, mature trees, narrow roads and houses set within a landscaped environment;
- Encourage natural landscaping of boulevards; promote a sense of privacy between properties; and create a pedestrian orientated environment.
- Adopt regulations that recognize the importance of boulevards to the landscape of Altamont.
- Guidelines BF-B 3 for the Altamont Area as illustrated by the Altamont Area Map BF-B 3 are established for information purposes to guide the redevelopment of existing homes and landscaping within the area.



# BUILT FORM & NEIGHBOURHOOD CHARACTER

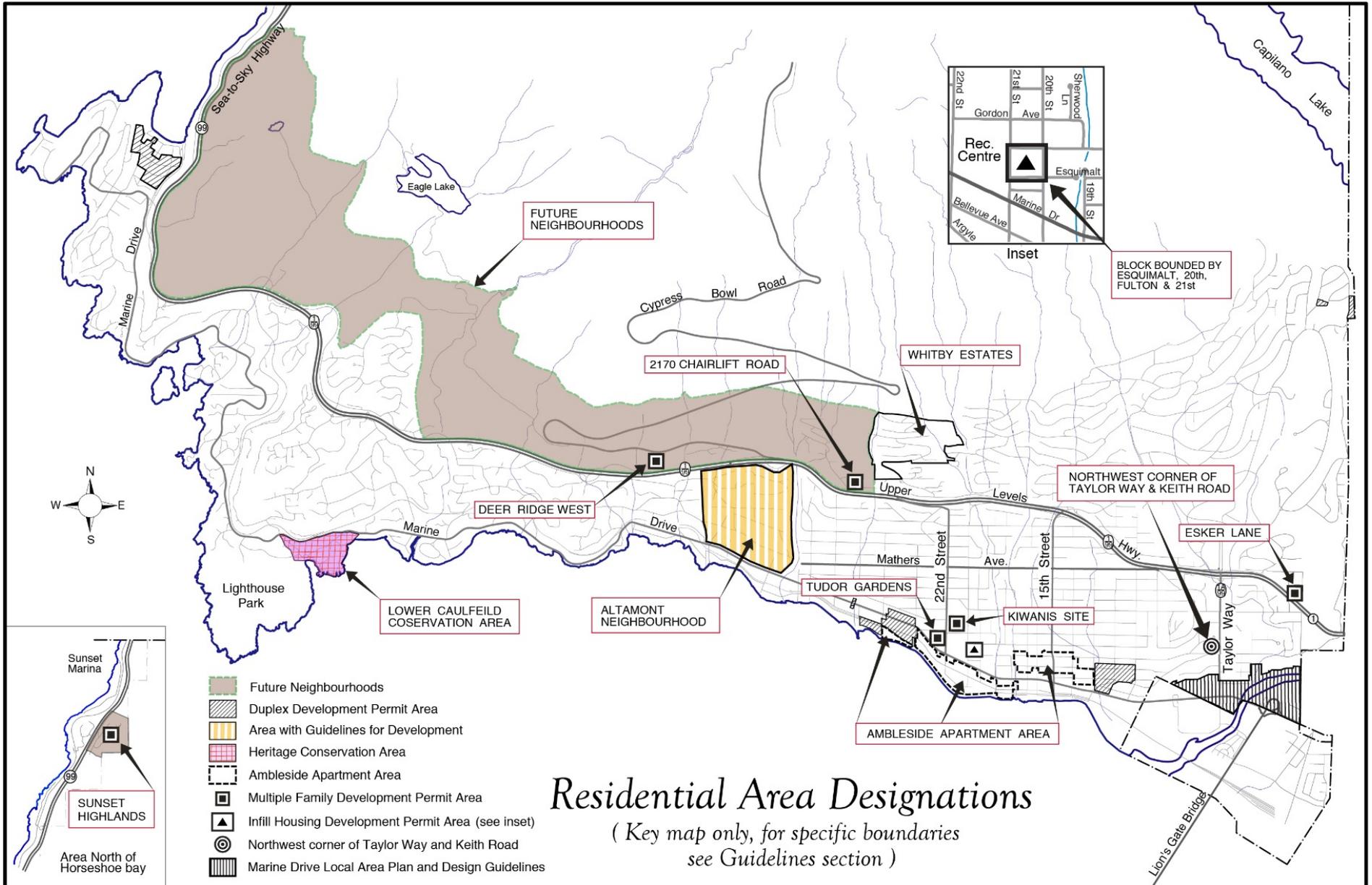
## Policy BF-B 3.1

Ensure that coach houses meet a high quality of building and landscape design, and are compatible both with the principal dwelling on the lot, and the built form character of the local neighbourhood.

### Development Permit Area Designation BF-B 3.1

<b>Category:</b>	<i>Local Government Act s. 919.1 (1) (e), (h), (i) and (j)</i>
<b>Conditions:</b>	The Development Permit Area designation is warranted to provide for the compatibility of intensive residential development with the established built form character of existing neighbourhoods.
<b>Objectives:</b>	<ul style="list-style-type: none"> <li>▪ To provide for the successful integration of coach houses with the built form and landscape character of existing neighbourhoods;</li> <li>▪ To minimize site alteration and retain natural site features;</li> <li>▪ To promote a high standard of design, construction and landscaping; and</li> <li>▪ To promote energy and water conservation and the reduction of greenhouse gas emissions.</li> </ul>
<b>Guidelines Schedule:</b>	Guidelines BF-B 3.1 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>▪ is for a renovation or small addition to a coach house that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, and conforms to Guidelines BF-B 3.1.</li> </ul>

Bylaw No. 4937



## Residential Area Designations

(Key map only, for specific boundaries see Guidelines section)

**MULTIPLE FAMILY AREAS POLICIES AND DESIGNATIONS**

**AMBLESIDE APARTMENT AREA**

**Policy BF-B 4**

Ensure that new development in the Ambleside Apartment Area has a high quality of design and is in keeping with surrounding development.

**Development Permit Area Designation BF-B 4**

The Ambleside Apartment Area, as defined and illustrated by The Ambleside Apartment Area Development Permit Area Designation Map BF-B 4 , is designated a Development Permit Area.

Ambleside Apartment Area BF-B 4	<b>Category</b>	Local Government Act s. 919.1(1)(e) and (f)
	<b>Conditions</b>	The development permit area designation is warranted due to the area’s high residential density.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>▪ to promote a high standard of construction,</li> <li>▪ to integrate new development with existing views, circulation and the character of existing buildings, and</li> <li>▪ to promote an interesting, pedestrian friendly streetscape design and pedestrian linkages.</li> </ul>
	<b>Guidelines Schedule</b>	Guidelines BF-B 4 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. does not involve the construction of any new buildings or structures, 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 requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 4, or</li> <li>iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Advisory Committee, and conforms to the Guidelines BF-B 4.</li> </ul>

**Policy BF-B 5**

There will be no expansion of the boundaries of the Ambleside Apartment Area to extend the high density, high rise development area.

**Policy BF-B 6**

A site within a high density multiple dwelling zone in the Ambleside Apartment Area that does not qualify for a high rise building may be considered for rezoning to a low rise multiple dwelling category.

## KIWANIS LANDS

### Policy BF-B 7.1

The area generally known as the Kiwanis Lands may be used for the development of a publicly funded multi level care facility, not for profit or publicly funded uses for the care and well being of senior citizens, not for profit or publicly funded health and social services and low cost rental housing for senior citizens.

- The Floor Area Ratio for the portion of the site used for a care facility or for seniors' low cost housing shall not exceed 1.5.



### Policy BF-B 7

Ensure that developments providing for rental housing for senior citizens and publicly funded health and social service uses are sensitive to adjacent residential, institutional and recreational uses.

### Development Permit Area Designation BF-B 7

The site generally known as the Kiwanis Lands as defined and illustrated by the Kiwanis Lands Development Permit Area Designation Map BF-B 7 is designated as a Development Permit Area.

Kiwanis Lands BF-B 7	<b>Category</b>	Local Government Act s. 919.1(1) (f)
	<b>Conditions</b>	The development permit area designation is warranted to ensure that development for multiple family housing, multi level care and health and social services is compatible with surrounding uses.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>▪ review the massing, scale, orientation, character and articulation of buildings proposed for the site in relation to adjacent development,</li> <li>▪ minimize the impact of a care facility on residential uses,</li> <li>▪ limit the height of buildings generally to three storeys in height and provide for the consideration of buildings of up to four storeys to encourage the provision of open space and meritorious design alternatives, subject to detailed examination to determine that views from existing residential areas are not significantly reduced, the overall appearance of buildings set within the landscape is enhanced by such additional height and that sunlight available to existing dwelling units is not unduly impeded, and</li> <li>▪ encourage the provision of a mid block pedestrian connection between the elementary school and the site or other appropriate location where the impact on seniors' privacy is acceptable.</li> <li>▪ Encourage projects which incorporate adaptable residential design.</li> </ul>

# BUILT FORM & NEIGHBOURHOOD CHARACTER

Multiple Family Areas continued...

	<b>Guidelines Schedule</b>	Guidelines BF-B 8 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. does not involve the construction of any new buildings or structures, 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 requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 7; or</li> <li>iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Advisory Committee, and conforms to the Guidelines BF-B 7.</li> </ul>

## OTHER MULTIPLE FAMILY SITES

### Policy BF-B 8

Ensure that multiple family dwellings located throughout the municipality meet a high quality of building design and landscaping in keeping with their sites and neighbourhood context.

Bylaw No. 4937

### Development Permit Area Designation BF-B 8

The multiple family sites described as: Tudor Gardens, 843-22<sup>nd</sup> Street, Lot I, Block 5, DL 554, Plan LMP 1268; Esker Lane, 1253-1275 3<sup>rd</sup> 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.

Other Multiple Family Sites BF-B 8	<b>Category</b>	Local Government Act s. 919.1(1)(f)
	<b>Conditions</b>	The development permit area designation is warranted to provide for the compatibility of multiple family development with adjoining single family and other land uses.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>▪ to promote a high standard of design, construction and landscaping, and</li> <li>▪ to integrate new development with existing views, circulation and the character of surrounding buildings and uses</li> </ul>
	<b>Guidelines Schedule</b>	Guidelines BF-B 8 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. does not involve the construction of any new buildings or structures, 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 requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 8, or</li> <li>iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Advisory Committee, and conforms to the Guidelines BF-B 8.</li> </ul>

**DEER RIDGE WEST**

**Policy BF-B 9**

Promote the siting and design of high density multiple family dwelling units in the Deer Ridge West area to respond to the steep slope, minimize visual impact on the hillside and to create an attractive residential streetscape.



- In the area shown on Residential Area Designations Map, a multi family development up to 112 units generally known as Deer Ridge West may be approved. In order to retain the natural character of the area, the total lands involved shall be not less than 44.8 acres, of which at least 34.8 acres should be set aside for public use and for this purpose should be owned by the District.
- The multiple family development site shown on the Plan as Deer Ridge West may be approved for three apartment buildings of up to thirteen stories in height and accessory amenity buildings and parking structures.
- The specific form and character of development of a multi family site will be determined by Council in the context of the guidelines and objectives for the Deer Ridge Area in its consideration of a Development Permit. Application requirements shall include a description of the project’s compliance with the policies and guidelines of this Plan and building siting as indicated on the Map.

**Development Permit Area Designation BF-B 9**

The Deer Ridge West area, as defined and illustrated by Deer Ridge West Development Permit Area Designation Map BF-B 9, is designated as a Development Permit Area.

Deer Ridge Area BF-B 9	<b>Category</b>	Local Government Act s. 919.1(1)(a), (b) and (f)
	<b>Conditions</b>	The development permit area designation is warranted due to the area’s steep slopes, proximity to a watercourse, forested character and high residential density.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>▪ to provide for the siting and design of buildings and landscaping that respond compatible to the site and minimize visual impact on the hillside in accordance with the Deer Ridge guidelines, and</li> <li>▪ to retain the natural forested character of the site in accordance with landscape and tree management plans.</li> </ul>
	<b>Guidelines Schedule</b>	Guidelines NE 6, UL 1 and BF-B 9 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. does not involve the construction of any new buildings or structures, 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 requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 9, or</li> <li>iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Advisory Committee, and conforms to the Guidelines in NE 6, UL 1 and BF-B 9.</li> </ul>

Multiple Family Areas  
continued...

**SUNSET HIGHLANDS**

**Policy BF-B 10**

Promote the siting and design of low density multiple family dwelling units in the Sunset Highlands area to respond to the steep slope, minimize visual impact on the hillside and to create an attractive, residential streetscape.

**Development Permit Area Designation BF-B 10**

The Sunset Highlands area as defined and illustrated by the Sunset Highlands Development Permit Area Designation Map BF-B 10 is designated as a Development Permit Area.



Sunset Highlands Area BF-B 10	<b>Category</b>	Local Government Act s. 919.1(1)(a), (b), and (f)
	<b>Conditions</b>	The development permit area designation is warranted due to the area's very steep slopes, mountain watercourses, bedrock and rock outcroppings (including large boulders), and native forest. Such a designation will ensure that development of duplexes and townhouses respects the special conditions of the site's proximity to Highway 99, distance from municipal services, and siting above an existing single family neighbourhood.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>▪ to promote development that respects the terrain, vegetation, drainage courses and constraints related to the mountainous environment of the site,</li> <li>▪ to ensure that the development does not impose an undue burden on municipal services, given the remote location,</li> <li>▪ to promote the siting of buildings and designs that respond to the steep slope and minimize visual impact on the hillside through appropriate siting, finishes, materials and colours,</li> <li>▪ to encourage an attractive residential streetscape, including road design and landscape treatments of boulevards and adjoining common properties that will, to the extent possible, minimize the impact of roads and driveways on the steep topography and promote a park like character, and</li> <li>▪ to encourage the reinstatement of an overall forested character by limiting tree cutting before development starts and by encouraging replanting with native trees and shrubs.</li> </ul>
	<b>Guidelines Schedule</b>	Guidelines BF-B 10 and NE 6 shall apply.
	<b>Exemption</b> Development may be exempt from the requirement for a Development Permit if the proposal:	<ol style="list-style-type: none"> <li>i. does not involve the construction of any new buildings or structures, 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 requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 10, or</li> <li>iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Advisory Committee, and conforms to the Guidelines BF-B 10 and NE 6.</li> </ol>

**DUPLEX AREAS**

**Policy BF-B 11**

Ensure that duplexes enhance the character of a neighbourhood and meet a high quality of building and landscape design in keeping with the site and neighbourhood context.

**Development Permit Area Designation BF-B 11**

The duplex areas as defined and illustrated by the Duplex Development Permit Area Designation Maps BF-B 11 (1 through 4 inclusive) are designated a Development Permit Area.

Duplex Areas BF-B 11	<b>Category</b>	Local Government Act s. 488(1)(e)
	<b>Conditions</b>	The development permit areas designation is warranted to provide for the compatibility of two family dwellings and landscaping with adjoining single family dwellings and other land uses.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>▪ to promote a high standard of design, construction and landscaping, and</li> <li>▪ to integrate new development with existing site conditions (such as steep slopes) and the character amenities of the surrounding area.</li> </ul>
	<b>Guidelines Schedule</b>	Guidelines BF-B 11 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. does not involve the construction of any new buildings or structures,</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 requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 11, or</li> <li>iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all the requirements of the zoning bylaw or includes minor variances to the zoning bylaw.</li> </ul>

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EVELYN DRIVE

Development Permit Area Designation BF-B12

The Evelyn Drive Planning Area, as described in Policy H2 and as defined and illustrated by the Evelyn Drive Development Permit Area Designation Map BF-B12, is designated a Development Permit Area.

Evelyn Drive Planning Area BF-B12	<b>Category</b>	Local Government Act s. 919.1(1)(a), (b), (e) and (f)
	<b>Conditions</b>	The development permit area designation is warranted due to the area's moderate to steep slopes and redevelopment to a greater residential density.
	<b>Objectives</b>	<p>The objectives of this designation are:</p> <ul style="list-style-type: none"> <li>▪ to promote the siting of buildings, building design and site works that respond appropriately to the slope condition;</li> <li>▪ to minimize the visual impact on properties to the north;</li> <li>▪ to encourage visually attractive development at this entry to West Vancouver;</li> <li>▪ to promote a high standard of design, construction and landscaping; and</li> <li>▪ to promote an interesting, pedestrian friendly streetscape design and pedestrian linkages.</li> </ul>
	<b>Guidelines Schedule</b>	Guidelines BF-B 12 shall apply.
	<b>Exemption</b>	<p>Development may be exempted from the requirement for a Development Permit if the proposal:</p> <ul style="list-style-type: none"> <li>iv. deals with property zoned RS5; or</li> <li>v. does not involve the construction of any new buildings or structures; or</li> <li>vi. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 12; or</li> <li>vii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Review Committee or an equivalent body appointed by Council, and conforms to the Guidelines BF-B12.</li> </ul>

**BLOCK BOUNDED BY ESQUIMALT AVENUE, 20<sup>TH</sup> STREET, FULTON AVENUE AND 21<sup>ST</sup> STREET**

**Policy BF-B13**

Ensure that infill housing development enhances the character of the local neighbourhood and meets a high quality of building and landscape design.

**Policy BF-B13.1**

The block bounded by Esquimalt Avenue, 20<sup>th</sup> Street, Fulton Avenue and 21<sup>st</sup> Street (as shown on Map BF-B13) may be considered for rezoning to enable development of ground-oriented infill housing, not exceeding a density of 0.61 Floor Area Ratio (FAR).

Development proposals may include consolidation of individual lots where established neighbourhood character is maintained in terms of form, massing and pattern of buildings and structures.

Infill housing types may include: smaller single-family dwellings, coach houses, duplexes, triplexes, and/or combinations thereof.

**Development Permit Area Designation BF-B13**

The block bounded by Esquimalt Avenue, 20<sup>th</sup> Street, Fulton Avenue and 21<sup>st</sup> Street as defined and illustrated by the Development Permit Area Designation Map BF-B13 is designated as a Development Permit Area.

<b>Category:</b>	<i>Local Government Act s. 919.1 (1) (e), (h), (i), and (j)</i>
<b>Conditions:</b>	The Development Permit Area designation is warranted to provide for the compatibility of new infill housing units within an established neighbourhood.
<b>Objectives:</b>	<ul style="list-style-type: none"> <li>▪ To integrate intensive residential development with existing site features, and the built form and landscape character of the surrounding area;</li> <li>▪ To promote a high standard of design, construction and landscaping; and</li> <li>▪ To promote energy and water conservation and the reduction of greenhouse gas emissions.</li> </ul>

<b>Guidelines Schedule:</b>	Guidelines BF-B 13 shall apply.
<b>Exemption</b>  Development may be exempt from the requirement for a Development Permit if the proposal:	<ol style="list-style-type: none"> <li>I. is for the construction or renovation of or small addition to a single-family building; 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 requirements of the Zoning Bylaw, and conforms to Guidelines BF-B 13.</li> </ol>

**NORTHWEST CORNER OF TAYLOR WAY AND KEITH ROAD**

**Policy BF-B14**

Ensure that the seniors' assisted living and memory care residence integrates within the existing neighbourhood and meets a high quality of building and landscape design in keeping with the site and neighbourhood context.

**Policy BF-B14.1**

The northwest corner of Taylor Way and Keith Road (as shown on map BF-B14) may be considered for rezoning to enable the development of an assisted living and memory care centre, not exceeding a density of 0.98 Floor Area Ratio (FAR).

**Development Permit Area Designation BF-B14**

The Northwest corner of Taylor Way and Keith Road as defined and illustrated by the Development Permit Area Designation Map BF-B14 is designated as a Development Permit Area.

<b>Category:</b>	<i>Local Government Act s. 919.1(1)(f), (h), (i) and (j)</i>
<b>Conditions:</b>	<i>The Development Permit Area designation is warranted to provide for the compatibility of an assisted living and memory care centre within an established neighbourhood.</i>
<b>Objectives:</b>	<ul style="list-style-type: none"> <li>• <i>To integrate seniors' assisted living and memory care residential development with existing site features, and the built form and landscape character of the surrounding area;</i></li> <li>• <i>To promote a high standard of design, construction and landscaping; and</i></li> <li>• <i>To promote energy and water conservation and the reduction of greenhouse gas emissions.</i></li> </ul>
<b>Guidelines Schedule:</b>	<i>Guidelines BF-B14 shall apply.</i>
<b>Exemption: Development may be exempt from the requirement for a Development Permit if the proposal:</b>	<ul style="list-style-type: none"> <li><i>i. does not involve the construction of any new buildings or structures; or</i></li> <li><i>ii. is for a renovation or a small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, and conforms to Guidelines BF-B14; or</i></li> <li><i>iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Review Committee, and conforms to Guidelines BF-B14.</i></li> </ul>

### C. COMMERCIAL AREAS POLICIES AND DESIGNATIONS

#### Policy BF-C 1

Use streetscape improvements and building design to promote commercial areas as resident and visitor destinations.

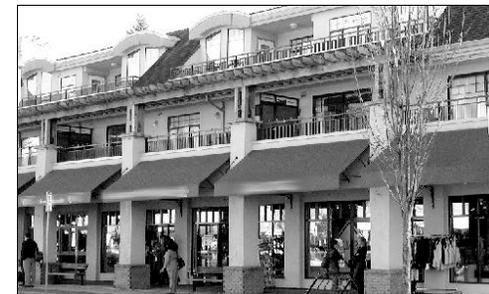
- Establish or refine regulations and guidelines for each commercial centre to:
  - promote the character of individual commercial areas, i.e. Ambleside as a Town Centre/Main Street quality; Dundarave with a local village atmosphere; and Horseshoe Bay with a marine oriented village character,
  - encourage environmental objectives, such as, green building design and social objectives, like public outdoor space for social interaction.
- Contribute to sidewalk and accessibility improvements, boulevard landscaping, street trees, lighting improvements and, where feasible, underground wiring as part of any new development or major renovation project.
- Improve pedestrian connections to the waterfront, to arts, culture, recreation facilities, open space and to the surrounding residential areas.
- Encourage public art.
- Assist business districts and their associations in improving the vitality and viability of commercial areas.



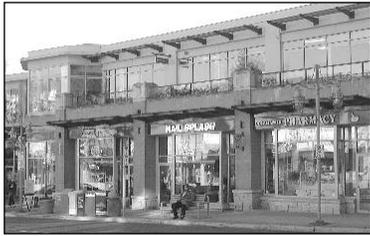
#### Policy BF-C 2

Support the commercial centres by encouraging residential uses.

- Encourage mixed commercial/residential development within commercial areas while retaining commercial frontage at street level where appropriate.



See also  
HOUSING



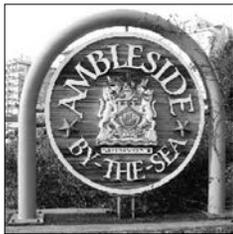
## AMBLESIDE VILLAGE CENTRE

### Policy BF-C 3

Enhance Ambleside Village Centre as West Vancouver's recognized Town Centre.

### Development Permit Area Designation BF-C 3

The Ambleside Village Centre as defined and illustrated by the Ambleside Village Centre Development Permit Area Designation Map BF-C 3 is designated as a Development Permit Area.



<b>Ambleside Village Centre BF-C 3</b>	<b>Category</b>	Local Government Act s. 919.1(1)(d) and (f)
	<b>Conditions</b>	The development permit area designation is warranted to ensure that buildings are well designed, crafted, articulated and constructed with quality materials to improve the quality of building stock and provide a sense of longevity appropriate to a Village Centre.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>▪ enhance the area's main street character and promote the area's role as a Village Centre</li> <li>▪ provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience,</li> <li>▪ use appropriate architectural features and detailing of buildings and landscapes to define area character,</li> <li>▪ improve existing streets and sidewalks to promote alternative transportation,</li> <li>▪ facilitate pedestrian movement into and within the area, and</li> <li>▪ promote construction of new buildings and structures that are compatible with the character of these areas, recognize established amenities and contribute to business viability and economic growth.</li> </ul>
	<b>Guidelines Schedule</b>	Guidelines BF-C 3 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. does not involve the construction of any new buildings or structures, 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 requirements of the Zoning Bylaw and conforms to the Guidelines BF-C 3.</li> </ul>

**Policy BF-C 4**

**Consider buildings over four storeys on three special sites along Marine Drive – 1300 block south, 1400 block north and 1600 block south**

- The size and configuration of these larger sites can provide greater design opportunity, and flexibility to consider proposals with varying height is considered to be in the public interest.
- Notwithstanding building guidelines applicable in Ambleside, buildings on these special sites shall remain at two storeys as provided for in the zoning bylaw and increases in height would be considered as part of a rezoning application for specific site development.
- Any such application shall include an illustration of the development that could occur within the same four storey height and Floor Area Ratio of 1.75 that could be approved on sites elsewhere in Ambleside. A process of preliminary evaluation of the development proposal in comparison to this standard shall occur involving the local residential and business community and advisory committees of Council. Based upon that preliminary assessment, Council will decide whether to proceed with further review and formal consideration of bylaw amendments and development permits.
- height in excess of four storeys would only be considered if it resulted in a superior building and site design, including increased open spaces or public squares, walkways and enhanced view corridors. A variation in FAR above 1.75 would only be considered in relation to offsetting the cost of providing assets such as community space for an art gallery, civic meeting space, additional public parking and rental housing.
- The site specific public amenity contribution for inclusion in the new zoning would be negotiated as part of the application.
- Following a community consultation process, Council in 2013 resolved that the special site bounded by 13th Street, 14th Street, Marine Drive, and Bellevue Avenue (known as 1300 block Marine Drive, south side) may be considered for comprehensive development providing for a mixed-use commercial/residential development not to exceed a density of 2.94 Floor Area Ratio and height of 7 storeys, exclusive of roof-top elevator overruns.

**Policy BF-C 4.1**

**Two to three storey buildings would be provided for on typical smaller sites. A fourth storey would be permitted or considered in limited situations.**

- Four storey buildings may be permitted on sites that have substantial width and depth, and a slope that can accommodate four storeys within a stepped profile that is considered to reflect a three storey height in relation

to the immediately adjacent grade – all as may be defined in the Zoning Bylaw and in accordance with Design Guidelines BF – C3.

- On non-sloping sites, and where four storeys is not permitted under the Zoning Bylaw, Council may consider permitting a fourth storey at its discretion by way of a Development Permit variance. The fourth storey would be expected to produce a superior design compared to a three storey alternative (such as greater open space at grade or setbacks of upper storeys) and the evaluation criteria in Guidelines BF-C3 would apply.

#### **Policy BF-C 4.2**

**Create a compact, more intense, convenient and interesting commercial area.**

- Focus on a more vibrant core by encouraging the concentration of commercial, retail and restaurant uses between 14<sup>th</sup> and 18<sup>th</sup> Street.
- Require commercial use on the second storey facing Marine Drive within this core to ensure adequate supply of office space and avoid conflicts with Marine Drive activities.
- Where redevelopment is not considered to be the preferred alternative, or is not feasible, encourage renovation of quality existing small scale buildings to provide variety in scale, continuity and visual interest. Include consideration of parking exemptions and minor variances in setbacks and permitted square footage.
- Consider rezoning of Clyde Avenue to permit commercial and mixed commercial residential uses in addition to, or as an alternative to the legacy service industrial uses.

#### **Policy BF-C 4.3**

**Support more vibrant and attractive commercial, civic and service components.**

- Encourage specialty and niche retail opportunities that complement existing retail stores.
- Limit the length of street level frontage occupied by financial institutions and real estate offices along Marine Drive within the core area between 14<sup>th</sup> and 18<sup>th</sup> Street. Encourage such current uses to provide more pedestrian interest in use and window displays.

#### **Policy BF-C 4.4**

**Increase the proportion of residential use, particularly in the periphery of the current commercial area, emphasizing its role as a “living” Village Centre.**

- In the 1300 and 1800 blocks of Marine Drive:
  - allow the option of primarily or solely residential use;
  - encourage flex space (commercial spaces on the ground floor as part of development or unit, or more flexible “home occupation” use of residential units);

**Policy BF-C 4.5**

Enhance Ambleside Village Centre's sense of place and uniqueness, including its growing role as a home for civic and cultural activities.

- Encourage provision of cultural and community use spaces as a community benefit in larger new development
- Achieve a sense of entry / gateway at the entrances to Ambleside.
- Encourage creation, within the adjacent business area, of a national status gallery and arts related commercial ventures
- Provide multiple opportunities for community meeting places and the use of streets and plazas as venues for civic events, including extended open spaces and landscaping on 14<sup>th</sup> Street and 17<sup>th</sup> Street below Marine Drive and civic spaces on the larger special development sites identified in policy BF - C4. Such civic streets would be beautified and provide open visual connections to the waterfront recreation and cultural facilities, but remain as normal traffic streets except for occasional community events. Access and use of adjacent private lands would form part of negotiations during rezoning applications.

**Policy BF-C 4.6**

Strengthen the connections between the waterfront and the Village Centre, with increased cultural and recreational activity and stronger functional links.

- Encourage commercial activities on the north/south streets to increase pedestrian interest and activity, and to draw people both from the waterfront and down to the waterfront
- Use arts and culture as a vehicle for linking the commercial area to the waterfront
- Use the north/south streets and maintain landscaping to provide visual access to the waterfront

**Policy BF-C 4.7**

Manage the Argyle Waterfront in a manner which complements and enhances the Ambleside Village Centre.

- **Public Ownership:** Public ownership of the waterfront from 13th to 18th Streets is a community value, and the District should continue to acquire the remaining privately-owned waterfront lots for public use as opportunities become available. Public uses unique to the waterfront setting might include walkways, bikeways, open space, recreation, event space, arts and cultural facilities, waterfront and arts related commercial, food services, picnic areas, and children's play areas. Privately owned lands may continue to be used for residential purposes.
- **Waterfront Destination:** The Argyle Waterfront should be managed as an urban waterfront destination adjacent to the Ambleside business area serving as the premier open space for community use and enjoyment by all.
- **Continuous Public Walkway:** A continuous public walkway for pedestrians and cyclists should be provided as a primary use and recreational function through the waterfront area. Consider eliminating, over the long term, when other facilities are provided, public parking and vehicular access on all or parts of Argyle Avenue. A

secondary pedestrian only path adjacent to the water will further build upon the variety of experiences along the waterfront.

- **Shoreline Edge:** An enhanced shoreline should be established which may include seawalls but also features a naturalized edge and shoreline protection to benefit the upland area, protect against sea level rise and be ecologically productive.
- **Arts and Culture:** Arts and culture should serve as a driver for Ambleside revitalization and for linking the waterfront to the commercial area. Arts and cultural facilities are recognized as an important waterfront use, but should be secondary to the overall waterfront park use.
- **Community Arts:** Community arts development and programming should be an integrated use within the waterfront area. This could include the relocation of functions to a new building (1600 Block of Bellevue Avenue) and/or improvements to buildings (Ferry Building Gallery, Silk Purse, Music Box and John Lawson Studios).
- **Heritage Values:** Heritage values of the Navvy Jack House and the Ferry Building should be preserved. Residential use of the Navvy Jack House should be maintained while also allowing for other uses within the building.
- **Waterfront Related Commercial Activities:** Waterfront related commercial activities, including boat rental, waterfront and arts related commercial and food services, have a role in creating diversity and enhancing vibrancy and vitality along the waterfront and should be encouraged.
- **Accessibility:** Public street ends (where the street meets the water) provide both physical and visual accessibility to the waterfront for those of all abilities and should be enhanced. Future transit and ferry connections should be explored and encouraged.
- **Sailing Club:** Sailing Club activities (i.e. youth programming, small non-motorized boat launching) are a valuable community asset along the waterfront and future relocation should improve the functionality of the Sailing Centre and open up the waterfront to public access.
- **Building Scale and Character:** Building scale and character should reflect and capitalize on the waterfront landscape and location, i.e. buildings nestled into the larger landscape and waterfront environment.

#### Policy BF-C 4.8

**Provide street design improvements and parking facilities that complement and enhance the Ambleside Village Centre.**

- Create a sense of arrival at 13th and 19th through medians and signage
- Consider re-aligning 13<sup>th</sup> to straighten (at right angles) the intersection at 13<sup>th</sup> Street and Marine Drive and to move traffic further away from the Sailing Centre and boat ramp
- Enhance the pedestrian environment by way of wider sidewalks, landscaping and curb extensions at crosswalks to provide priority for pedestrians
- Use new buildings to shape and define the street as a pedestrian space
- Create attractive pedestrian and cycle links between Ambleside, Park Royal and the Civic Centre Area

- Encourage access to retail on the lanes and side streets
- Maintain the existing street vehicular circulation within the Village Centre while enhancing parking:
  - consider varying the parking times throughout Ambleside;
  - secure additional public parking in new developments where construction of excess space is physically and economically feasible;
  - negotiate to open up currently reserved private spaces for public parking use;
  - consider more angled parking where feasible;
  - review the possibility for public parking structures given the improvements listed above;
  - periodically review parking in Ambleside and make adjustments to policy as required;
- Provide a mechanism to allow consideration of minor additions to existing buildings without requiring additional off-street parking
- Consider developing and implementing a parking reserve fund for minor variations in parking, where an owner could contribute money in lieu of parking and the funds used to provide common or improved parking elsewhere in Ambleside
- ***Ensure that future developments along Bellevue consider the issue of under-grounding the overhead lines along the railway corridor as part of a community benefit package***

**Policy BF-C 4.9**

When considering rezoning applications or new buildings, encourage rental and accessible units.

**Policy BF-C 4.10**

The current Masonic Hall site located at 1763 Bellevue Avenue is somewhat isolated adjacent to the parking structure of a highrise building and across the street from a major hydro substation. Consider allowing a building of up to five storeys to allow uses that could offset the location constraints and add to the community such as a stand alone office use, seniors housing and ground level community use, or added public parking.



## DUNDARAVE VILLAGE NEIGHBOURHOOD CENTRE

### Policy BF-C 5

Build upon the local village character of Dundarave Village Neighbourhood Centre.

#### Development Permit Area Designation BF-C 5

The Dundarave Village Neighbourhood Centre, as defined and illustrated by the Dundarave Village Neighbourhood Centre Development Permit Area Designation Map BF-C 5, is designated a Development Permit Area.

Dundarave Village Centre BF-C 5	<b>Category</b>	Local Government Act s. 919.1(1)(d) and (f)
	<b>Conditions</b>	The development permit area designation is warranted to build upon the local village character.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>▪ preserve the "village commercial" character of Dundarave,</li> <li>▪ encourage upgrading of building facades to enhance the village theme,</li> <li>▪ promote and enhance the pedestrian scale of development,</li> <li>▪ promote a high quality of building design and landscaping, and</li> <li>▪ facilitate pedestrian access along the street, through blocks, from parking to shops and down to the waterfront.</li> </ul>
	<b>Guidelines Schedule</b>	Guidelines BF-C 5 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. does not involve the construction of any new buildings or structures, 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 requirements of the Zoning Bylaw and conforms to the Guidelines BF-C 5, or</li> <li>iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, conforms to Guidelines BF-C 5 and has been reviewed and recommended for support by the Design Advisory Committee.</li> </ul>

# BUILT FORM & NEIGHBOURHOOD CHARACTER

## HORSESHOE BAY NEIGHBOURHOOD CENTRE

### Policy BF-C 6

Promote a casual, seaside village character in the Horseshoe Bay Neighbourhood Centre.

### Development Permit Area Designation BF-C 6

Horseshoe Bay Neighbourhood Centre, as defined and illustrated by the Horseshoe Bay Neighbourhood Centre Development Permit Area Designation Map BF-C 6 is designated as a Development Permit Area.

Horseshoe Bay Neighbourhood Centre BF-C 6	<b>Category</b>	Local Government Act s. 919.1(1)(d) and (f)
	<b>Conditions</b>	The development permit area designation is warranted to build upon the waterfront setting.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>▪ recognize and enhance the maritime commercial character,</li> <li>▪ promote and enhance the pedestrian scale of development,</li> <li>▪ promote a high quality of building design and landscaping, and</li> <li>▪ ensure an attractive and convenient experience for local residents and tourists.</li> </ul>
	<b>Guidelines Schedule</b>	Guidelines BF-C 6 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. does not involve the construction of any new buildings or structures, 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 requirements of the Zoning Bylaw and conforms to the Guidelines BF-C 6 or</li> <li>iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, conforms to Guidelines BF-C 6, and has been reviewed and recommended for support by the Design Advisory Committee.</li> </ul>



Bylaw No. 4937

POLICY BF-C7 DELETED

Commercial Areas continued...

**PLOCAL COMMERCIAL AREAS**

**Policy BF-C 8**

Encourage compatible development of local commercial sites within their residential settings.

**Development Permit Area Designation BF-C 8**

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

Bylaw No. 4937

- 2168 72 and 2198 Marine Drive, (Lots 1 4 of 12 Bl. 7 12 DL775 Pl.4595);
- 2220 Marine Drive (Lot 1 Bl. 4 & Bl. 5 E Part of DL 554 Pl.13733);
- 2232 Marine Drive (Lot C of Lot 20 Bl. 4 DL 554 Pl.4468);
- 3390 and 3396 Marine Drive (Lots 1 and 2 Bl.2 DL 557 Pl.4979);
- 4360 and 4370 Marine Drive (Lots A and B Bl. 5 DL 582 Pl.11087);
- 4917 Marine Drive (Lot B Bl. 18 DL 811 Pl. 21806);
- 5775 Marine Drive (Lot 1 Bl. 15 DL 772 Pl. 12573); and
- 3690 Westmount Road (Lot 2, Except Part on Highway Pl.169, Bl. 28 DL 558 Pl.12501).



<b>Local Commercial Sites BF-C 8</b>	<b>Category</b>	Local Government Act s. 919.1(1)(f)
	<b>Conditions</b>	The development permit area designation is warranted to guide local commercial redevelopment within a residential setting.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>▪ promote a high quality of building design and landscaping, and</li> <li>▪ to minimize visual, noise and traffic impacts in the residential setting.</li> </ul>
	<b>Guidelines Schedule</b>	Guidelines BF-C 8 shall apply.
	<b>Exemption</b>	<ul style="list-style-type: none"> <li>i. is for a renovation or addition to an existing building, with an area of less than 10% that of the existing building;</li> <li>ii. meets all of the requirements of the Zoning Bylaw; and</li> <li>iii. results in either no substantial change to the external appearance of the premises, or conforms to guidelines BF-C 8 and has been recommended for support by the Design Advisory Committee.</li> </ul>

Commercial Areas continued...

## MARINA SITES

### Policy BF-C 9

Retain existing marinas and yacht clubs and encourage their improvement or redevelopment compatible with their waterfront and residential settings.

#### Development Permit Area Designation BF-C 9

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:

- 6695 Nelson Avenue (Lot C DLs 430 and 3840 Pl. 43225; Lot 30 DL 430 Pl. 2103; and Lot 3436 Bl. A)
- 5750 Eagle Harbour Road (Lot 1 Bl. 6 & A DL 772 Pl.7217; and DLs 5983 and 6905);
- 5776 Marine Drive (Lots 2 & 3 Bl. 15 DL 772 Pl.12573; and DL 5840);
- 5908 Marine Drive (Lot 1 DLs 771, 6598 and 7610 Pl.22032; Lot B Bl. 1 DL 771 Pl.17868; Lot A, exc. part in Ref.PI.2729, Bl.1 DL 771 Pl.6051; Bl. 3, exc. part in Ref.PI.2729, DL 772 Pl.5340; and DLs 2134, 5761 and 6598);
- 5854 Marine Drive (Lot A Bl. 2 DL 772 Pl.17027; Lot B Bl. 2 DL 772 Pl.5340; Lots A & B of DL 1015; and DLs 6264, 6339, 6467, 6960, 6872, and 6873); and
- 34 Sunset Beach ( Lot A Bl. B DL 2365 Pl.13985; and DLs 2382 and 6868).

Marina Commercial Sites BF-C 9	<b>Category</b>	Local Government Act s. 919.1(1)(a) and (f)
	<b>Conditions</b>	The development permit area designation is warranted to provide for protection of the waterfront and to guide local commercial redevelopment within a residential and waterfront setting.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>▪ promote a high quality of building design and landscaping,</li> <li>▪ to be sensitive to the waterfront environment, and</li> <li>▪ to minimize visual, noise and traffic impacts on adjacent residential areas.</li> </ul>
	<b>Guidelines Schedule</b>	Guidelines BF-C 9 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 a renovation or addition to an existing building, with an area of less than 10 % of the existing building, or for a replacement marine fuel storage and dispensing facility on Fisherman’s Cove Marina [DLs 2134, 6598 and 5671] provided the storage tanks are located adjacent to each other, do not exceed a capacity of 45,000 litres, and are setback a minimum 15 feet from the High Water Mark and 60 feet from Marine Drive; and</li> <li>ii. meets all of the requirements of the Zoning Bylaw; and</li> <li>iii. results in either no substantial change to the external appearance of the premises or conforms to guidelines BF-C 9.</li> </ul>



Commercial Areas  
continued...

**Sewell’s Landing**

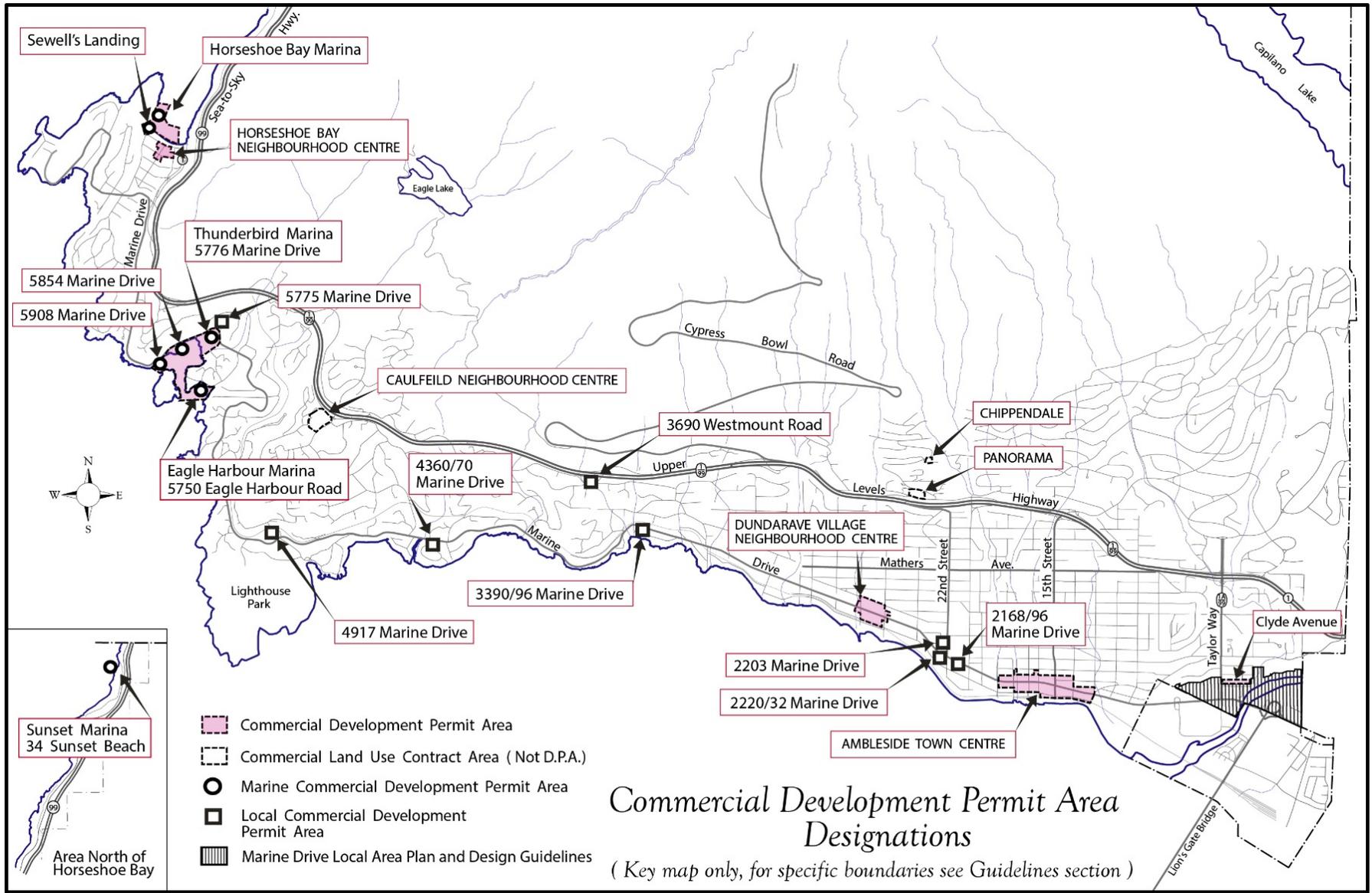
**Policy BF-C10**

Promote the siting and design of mixed commercial and residential development at Sewell’s Landing in Horseshoe Bay that reflects a West Coast village stepping from the hillside to ocean, creates community connections to the Village of horseshoe Bay by expanding public access to the waterfront, supports the working waterfront marina, and creates an attractive public realm.

- The lands shown in the area on map BF-C 10, may be considered for rezoning to enable the development of mixed commercial and residential uses, up to a maximum of 160 residential units and 1,300 square metres of commercial floor area with a Floor Area Ratio (FAR) up to 2.8.
- The mixed commercial and residential development site shown on the plan as Sewell’s Landing may be approved for subdivision six parcels consisting of six mixed commercial and residential buildings of up to 12 storeys in height, accessory amenity buildings, and underground parking structures.
- The specific form and character of development of the mixed commercial and residential site will be determined by Council in the context of the guidelines and objectives for the Sewell’s Landing development in its consideration of a Development Permit. Application requirements shall include a description of the project’s compliance with the policies and guidelines of this Plan and building and siting as indicated on map BF-C 10.

<b>Sewell’s Landing Horseshoe Bay BF-C 10</b>	<b>Category</b>	Local Government Act s. 488(1)(a), (e) and (f)
	<b>Conditions</b>	The development permit area designation is warranted due to the area’s moderate to steep slopes and proximity to the ocean, and to a mixed commercial and intensive residential development.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>• To promote for the siting and design of buildings and landscaping that responds to the village character of Horseshoe Bay and its setting adjacent to the hillside and ocean in accordance with the Sewell’s Landing Horseshoe Bay guidelines,</li> <li>• To encourage the appropriate siting, finishes, materials colours of buildings and structures that are reflective of the site’s West Coast setting, and</li> <li>• To encourage an attractive commercial and residential streetscape, including lane design and landscape treatments and adjoining common properties that connect to public areas to promote a village character.</li> </ul>
	<b>Guidelines Schedule</b>	Guidelines BF-C 10 shall apply.
	<b>Exemption</b>	<p>Development may be exempted from the requirement for a Development Permit if the proposal:</p> <ol style="list-style-type: none"> <li>does not involve the construction or any new buildings or structures; or</li> <li>is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-C 10; or</li> <li>is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Review Committee or an equivalent body appointed by Council, and conforms to the Guidelines BF-C 10.</li> </ol>

# BUILT FORM & NEIGHBOURHOOD CHARACTER



Bylaw No. 4937

**D. NEW NEIGHBOURHOOD AREAS POLICIES AND DESIGNATIONS****WHITBY ESTATES NEIGHBOURHOOD****Policy BF-D 1**

Provide for development of the Whitby Estates neighbourhood in accordance with a comprehensive plan that respects the natural setting and creates a variety of housing types and uses appropriate for the sloping site.

- Provide for multiple family developments that respect the natural setting and create a variety of housing types and forms appropriate for the sloping sites.
- The creek corridors comprise lands considered to be integral to the creek environment based on comprehensive consideration of the topography, natural environment and adjacent development. The creek corridor boundaries shall be precisely defined at the time of subdivision. However, the west bank of Marr Creek shall be determined at the time of development consideration for the area to the west of Marr Creek. A creek corridor, in specific circumstances, of a different dimension than the Creek Protection Area.
- New development shall be limited to lands below the 1200 foot contour with the exception that rear yards may be located above this elevation.
- The Plan provides for the development of the following housing types:
  - up to 34 low density ground-oriented duplex or townhouse units on an approximately 3.8 acre site south of the existing Folkestone Way;
  - up to 9 cluster housing units and up to 40 apartment units which shall include provision of local commercial or community use space on an approximately 3.4 acre site south of the extension to Chippendale Road;
  - up to 45 ground-oriented duplex or townhouse units on an approximately 5.3 acre site located between the west and main branches of McDonald Creek;
- single family housing of varied lot sizes on the remainder of the site.
- Development within multi family areas shall be restricted to a maximum density of up to 128 multi family or cluster dwelling units.
- Any subdivision within the single family lot area or an equivalent phasing approved by Council shall meet the following requirements:
  - all lots shall have a minimum lot size of 10,000 sq.ft.,
  - a minimum of 15% of lots within each subdivision shall be larger than 20,000 sq.ft.
  - a minimum of 5% of lots within each subdivision shall be no smaller than one acre in lot size.
- The specific form and character of development of a multi family site will be determined in the context of the guidelines and objectives of the Development Permit Area Designation BF-D 1. Application requirements shall include the provision of a scaled model and description of compliance with the policies and guidelines of this Plan and building siting.
- The design concept for the school and the park shall be subject to Council approval at the time of development to ensure that it meets the specific needs of an elementary school, provides for pedestrian connections and vehicular access, responds to the slope of the site and conforms to the general objectives for the neighbourhood.

**Development Permit Area Designation BF-D 1**

**Whitby Estates, as defined and illustrated by the Whitby Estates Development Permit Area Designation Map BF-D 1 is designated a Development Permit Area.**

*New Neighbourhood  
Areas continued...*

Whitby Estates BF-D 1	<b>Category</b>	Local Government Act s. 919.1(1)(a), (b), (e) and (f)
	<b>Conditions</b>	The development permit area designation is warranted to provide for development that respects the natural setting and site slopes and creates a variety of housing types and uses.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>▪ protect the natural environment,</li> <li>▪ establish creek corridors and the public ownership of the creek areas,</li> <li>▪ encourage the reinstatement of an overall forested character by limiting tree cutting prior to the time of development and replanting with native trees and shrubs,</li> <li>▪ ensure that creek crossings minimize impact on the creeks through bridge or bridge like design,</li> <li>▪ provide for a variety of housing types within the overall density restriction set for the Whitby Estates neighbourhood,</li> <li>▪ provide a focus for the neighbourhood with a centrally located school site, community or commercial space, multiple family development and adjoining parks,</li> <li>▪ promote the siting of buildings and designs that respond to the sloping setting and minimize visual impact on the hillside through appropriate siting, finishes, materials and colours,</li> <li>▪ encourage an attractive residential streetscape, including road design and landscape treatments of boulevards and adjoining private yards which will, to the extent possible, minimize the impact of the road on the natural environment and promote a park like character, and</li> <li>▪ provide for the sequence and timing of development in phases to ensure that adequate off site municipal sewers and infrastructure including, without limitation, streets, roads, bridges, sidewalks, water, sewer, landscaping, school and parks are concurrently provided to support the phased development.</li> </ul>
	<b>Guidelines Schedule</b>	Guidelines BF-D 1 and NE 6 shall apply.
	<b>Exemption</b>	Development Permits will not be required for developments to which section 920(1) of the Local Government Act is not applicable.
	Development may be exempt from the requirement for a Development Permit if the proposal: <ol style="list-style-type: none"> <li>i. is for a renovation or addition to an existing building, with an area of less than 10 % that of the existing building;</li> <li>ii. meets all of the requirements of the Zoning Bylaw; and</li> <li>iii. results in either no substantial change to the external appearance of the premises or conforms to guidelines BF-D 1.</li> </ol>	

*New Neighbourhood  
Areas continued...*

## CLYDE AVENUE EAST OF TAYLOR WAY

### Policy BF-D 2

Allow for rezoning in the Clyde Avenue area east of Taylor Way to allow for a mix of uses including residential, mixed commercial residential buildings with street oriented commercial uses at grade, commercial office buildings, hotels and specialized residential facilities.

Bylaw No. 4937

- Require that any redevelopment contribute to improvements within the Clyde Avenue and 6th Street road allowances to reduce the amount of paved surfaces, create a park like streetscape and enhance pedestrian connections to the riverfront walkway.



### Policy BF-D 3

Provide incentives for development to encourage property consolidation to create larger parcels of land with better opportunities for design and for improvements to the public street areas, and to encourage uses that would have defined community benefit.

Bylaw No. 4937

- Provide for consideration of redevelopment of the existing hotel on a larger, more flexible site, possibly including the relocation of 6th Street.
- Allow for a density of development with a Floor Area Ratio (FAR) of up to:
  - 1.75 on properties of 20,000 sq. ft. or greater, and
  - 1.0 on smaller properties.
- A density bonus of up to 0.25 FAR may be considered for proposals that provide seniors' care services, rental accommodations, public parkland, community use facilities (for example, child or adult daycare) or assisted and congregate care housing, subject to the registration of specific restrictions on

title that will ensure retention of such use over the long term.

New Neighbourhood  
Areas continued...

**Policy BF-D 4**

Encourage the highest quality of design in redevelopment of the Clyde Avenue area east of Taylor Way which reflects the mix of uses, the need for a landscaped setting adjacent to the Capilano River and to address the proximity of regional through traffic and major shopping area.

**Development Permit Area Designation BF-D 4**

Clyde Avenue as defined and illustrated by Clyde Avenue East of Taylor Way Development Permit Area Designation Map BF-D 4 is designated a Development Permit Area.

Clyde Avenue Area BF-D 4	<b>Category</b>	Local Government Act s. 919.1(1)(e) and (f)
	<b>Conditions</b>	The development permit area designation is warranted because of its location adjacent to the Capilano River at the entrance to the Municipality; and to regulate the redevelopment of the area for high quality residential, commercial, mixed commercial and residential and specialized housing uses within a landscaped setting.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>▪ to guide redevelopment to encourage appropriate relationships between commercial, office, hotel and residential uses,</li> <li>▪ promote reconstruction of the street and boulevard and landscaping of private properties to create a park like character,</li> <li>▪ maintain and enhance landscaping and screening,</li> <li>▪ ensure high quality building design,</li> <li>▪ coordinate development and its impact on sunlight, views and streetscape,</li> <li>▪ to promote an interesting pedestrian friendly streetscape design and pedestrian linkages.</li> </ul>
	<b>Guidelines Schedule</b>	Guidelines BF-D 4 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. does not involve the construction of any new buildings or structures, 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 requirements of the Zoning Bylaw and conforms to the Guidelines BF-D 4, or</li> <li>iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, conforms to the Guidelines BF-D 4 and has been reviewed and recommended for support by the Design Advisory Committee.</li> </ul>

*New Neighbourhood  
Areas continued...*

## NW CORNER OF 22<sup>ND</sup> STREET AND MARINE DRIVE

### Policy BF-D 5

The approximately 4,900 sq. m. lot at the northwest corner of 22<sup>nd</sup> Street and Marine Drive may be used for the development of rental seniors housing which offers housing and a variety of services including: a common resident dining room and appropriately-sized kitchen facilities; housekeeping services; and social and recreational areas. Limited commercial and institutional land uses, not directly associated with the seniors housing, are also permitted in conjunction with the residential use of the property.

The lot may be considered for rezoning to provide for:

- a maximum 117,500 sq. ft. (10,916 sq. m) of housing; and
- a maximum 8,000 sq. ft. (744 sq. m.) of building area for other permitted land uses; and
- floor area, additional to these maximums, that is used for common facilities, parking areas and ancillary spaces associated with the permitted uses.

Further, building height from Marine Drive shall not exceed 7 storeys, exclusive of roof-top development.