

COUNCIL AGENDA

Date: July 8, 2019 Item: 8.



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

## COUNCIL REPORT

Date:	June 17, 2019
From:	Courtney Miller, Senior Planner
Subject:	Neighbourhood Character Working Group Progress Report
File:	0117-20-NCWG 2019

### RECOMMENDATION

THAT the report dated June 17, 2019 titled "Neighbourhood Character Working Group Progress Report" be received for information.

#### 1.0 Purpose

The purpose of this report is to update Council on the progress of the Neighbourhood Character Working Group (NCWG).

#### 2.0 Legislation/Bylaw/Policy

West Vancouver controls the design and construction of dwellings and associated landscaping through a range of regulations including the *Zoning, Building, Subdivision Control, Boulevard, Development Procedures* and, *Soil Removal and Deposit Regulation Bylaws*. The NCWG may proceed with recommendations to amend bylaws, policies or practices to protect and enhance neighbourhood character.

#### 3.0 Official Community Plan

The District of West Vancouver's 2018 Official Community Plan (OCP) supports the protection and enhancement of neighbourhood character through the following policy:

- 2.1.8: Ensure that new single-family dwellings respect neighbourhood character by:
- a. Reviewing regulations controlling the scale of new single-family dwellings; and
  - b. Applying and updating built-form guidelines, as relevant, in regards to neighbourhood context and character, streetscape and natural features.

#### 4.0 Background

##### 4.1 Previous Decisions

At the March 12, 2018 Council meeting Council passed the following resolution:

*THAT the report "Neighbourhood Character Working Group for Single Family Dwelling Zones" be received for information.*

This report advised Council of staff's intention to convene the NCWG with the approval of the Community Engagement Committee (CEC).

## 4.2 History

2013 – Council endorsed “housing and neighbourhood character” and “housing bulk” as priority work items, leading to the preparation of a discussion paper with options for consideration.

2014 – Staff engaged the community to seek input on draft regulations, informing Council consideration of Zoning Bylaw amendments. Council directed staff to further engage the community on a range of regulatory options

2015 – Council considered a process for additional engagement, directing staff to work with the community to address concerns regarding the size, siting, massing, grading and landscaping of single-family dwelling zones.

2016 – Council adopted Zoning and Boulevard Bylaw amendments to address lot consolidation, site landscaping and boulevard regulations, directing staff to report back on the remaining issues. Council subsequently redirected resources to prioritize the consideration of tree protection and management.

2018 – Staff supported the CEC in the approval of draft terms of reference for the NCWG and the appeal for community volunteers. The CEC appointed the Working Group members, and the NCWG began meeting in August.

## 5.0 Analysis

### 5.1 Discussion

The purpose of the NCWG is “to propose, consider and review regulations and policies that respect neighbourhood character, protect heritage and reduce the impacts of development in the District’s single-family dwelling zones.” The Working Group meets bi-weekly to advance this mandate, and the agendas and notes for the two dozen meetings held to date are posted on the District website: <https://westvancouver.ca/be-involved/committees-groups/working-groups/neighbourhood-character-working-group>

Building on its terms of reference, the NCWG has defined success and identified a vision statement to ensure that their collective efforts meet the objectives previously identified by Council. Its engagement plan defines three phases:

1. validate issues;
2. identify solutions, and;
3. recommend to Council.

In the first phase, the Working Group reviewed previous recommendations and approaches in West Vancouver and other jurisdictions, conducted a neighbourhood tour, prepared presentations on issues, responded to

public correspondence, and completed an extensive survey and engagement described further in this report.

The NCWG has concluded the validation of issues and is now focused on identifying solutions that are actionable, technically feasible and implementable. It consults with Planning, Building, Land Development and Engineering staff, as well as considers input from industry professionals and the community through its outreach.

The CEC will consider the Working Group's request to extend its term at its July 10, 2019 meeting. Pending this extension, the NCWG will proceed to identify solutions and to make recommendations to Council.

## 5.2 Sustainability

Resolution of the issues confirmed by the Working Group support social, economic and environmental sustainability. This includes improving liveability, encouraging respectful community development and reducing impacts on natural systems.

## 5.3 Public Engagement and Outreach

The CEC reviewed and provided direction to the NCWG on its engagement plan in February and April of this year. This plan provides the framework for the Working Group's approach and execution of its community outreach. It includes the NCWG project page on [westvancouverITE](#) which has attracted over 2,000 visitors to date.

The NCWG has also engaged the community in person. This includes Working Group participation in related events such as Heritage Fayre, casual pop-ups at community facilities, and three information meetings that provided an opportunity for discussion on the identified issues. In all, these events have reached 150 residents.

The issues validation survey launched April 3, 2019 and was open for over six weeks. It was promoted through the North Shore News, print materials at public facilities, information sessions, and the District's social media, digital newsletter and [westvancouverITE](#) platforms. During this period, the NCWG received over 350 completed surveys with a combined total of 4,700 responses to individual questions.

The quantitative responses are included as Appendix A. The Working Group will comprehensively review the 2,300 written comments to inform its identification of potential solutions and final recommendations to protect and enhance neighbourhood character.

## 5.4 Other Communication, Consultation, and Research

Additional communication, consultation and research will be completed as required and appropriate as needs arise.

## **6.0 Options**

### **6.1 Recommended Option**

Council may receive this report for information.

### **6.2 Considered Options**

Council may request further information or provide alternate direction.

## **7.0 Conclusion**

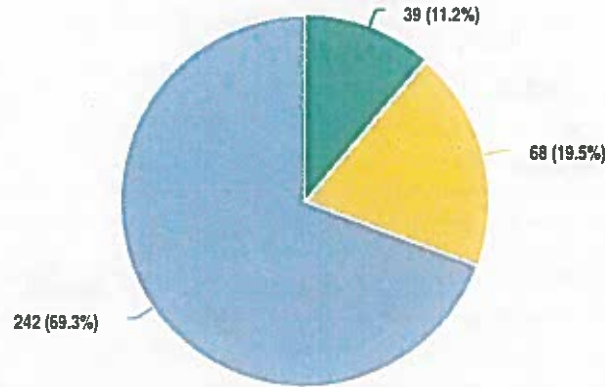
This report updates Council on the progress of the NCWG by summarizing its work to date including recent public engagement. Pending extension of its term at the July 10, 2019 CEC meeting, the next steps of the NCWG will be to identify solutions and to make recommendations to Council.

Author:

  
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Courtney Miller, Senior Planner

Appendix A: Preserving and Enhancing Neighbourhood Character Survey:  
Quantitative Results

**Q2 Please rate your agreement with this statement:  
Neighbourhood character in West Vancouver is changing.**

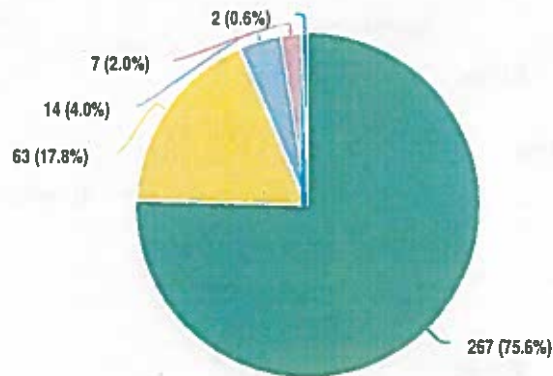


**Question options**

- Positively changing
- Not changing much
- Negatively changing

Optional question (349 responses, 8 skipped)

**Q4 To what extent do you agree/disagree that front yard and boulevard "green" landscapes affect the overall character of West Vancouver neighbourhoods?**

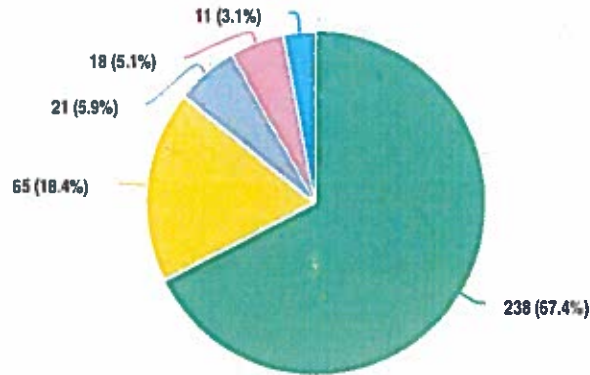


**Question options**

- Strongly agree
- Somewhat agree
- Neither agree or disagree
- Somewhat disagree
- Strongly disagree

Optional question (353 responses, 4 skipped)

**Q5** To what extent do you agree/disagree that the advance notification of neighbours regarding nearby construction would be beneficial?

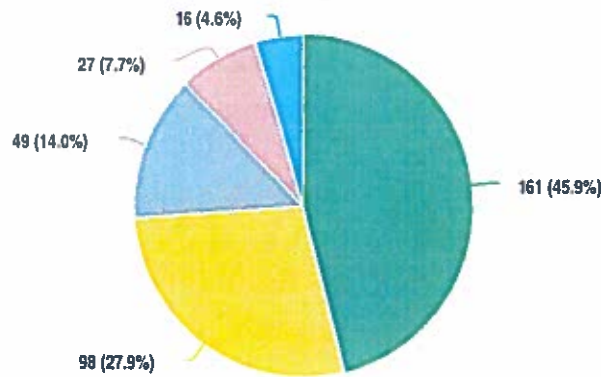


**Question options**

- Strongly agree
- Somewhat agree
- Neither agree or disagree
- Somewhat disagree
- Strongly disagree

*Optional question (353 responses, 4 skipped)*

**Q6** To what extent do you agree/disagree that the amount of hard surfaces affects the character of West Vancouver neighbourhoods?

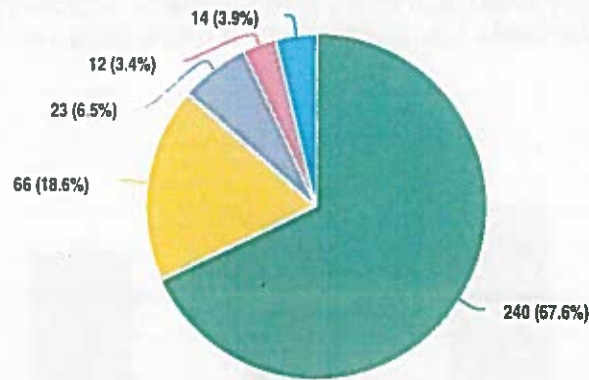


**Question options**

- Strongly agree
- Somewhat agree
- Neither agree or disagree
- Somewhat disagree
- Strongly disagree

*Optional question (351 responses, 6 skipped)*

**Q7** To what extent do you agree/disagree that building size, in relation to nearby homes, affects the character of West Vancouver neighbourhoods?

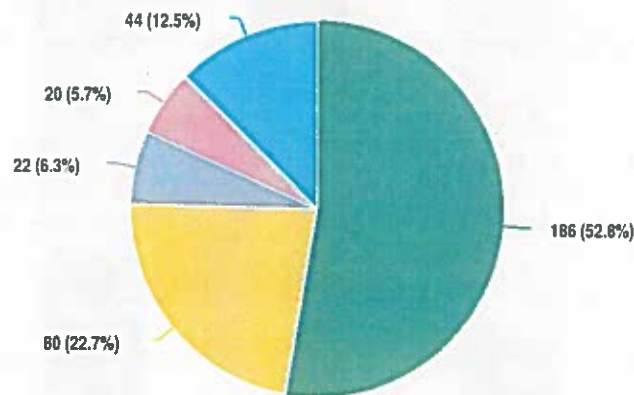


**Question options**

- Strongly agree
- Somewhat agree
- Neither agree or disagree
- Somewhat disagree
- Strongly disagree

*Optional question (355 responses, 2 skipped)*

**Q8** To what extent do you agree/disagree that encouraging more diverse housing can create a more vibrant community that can contribute to the character of your neighbourhood?

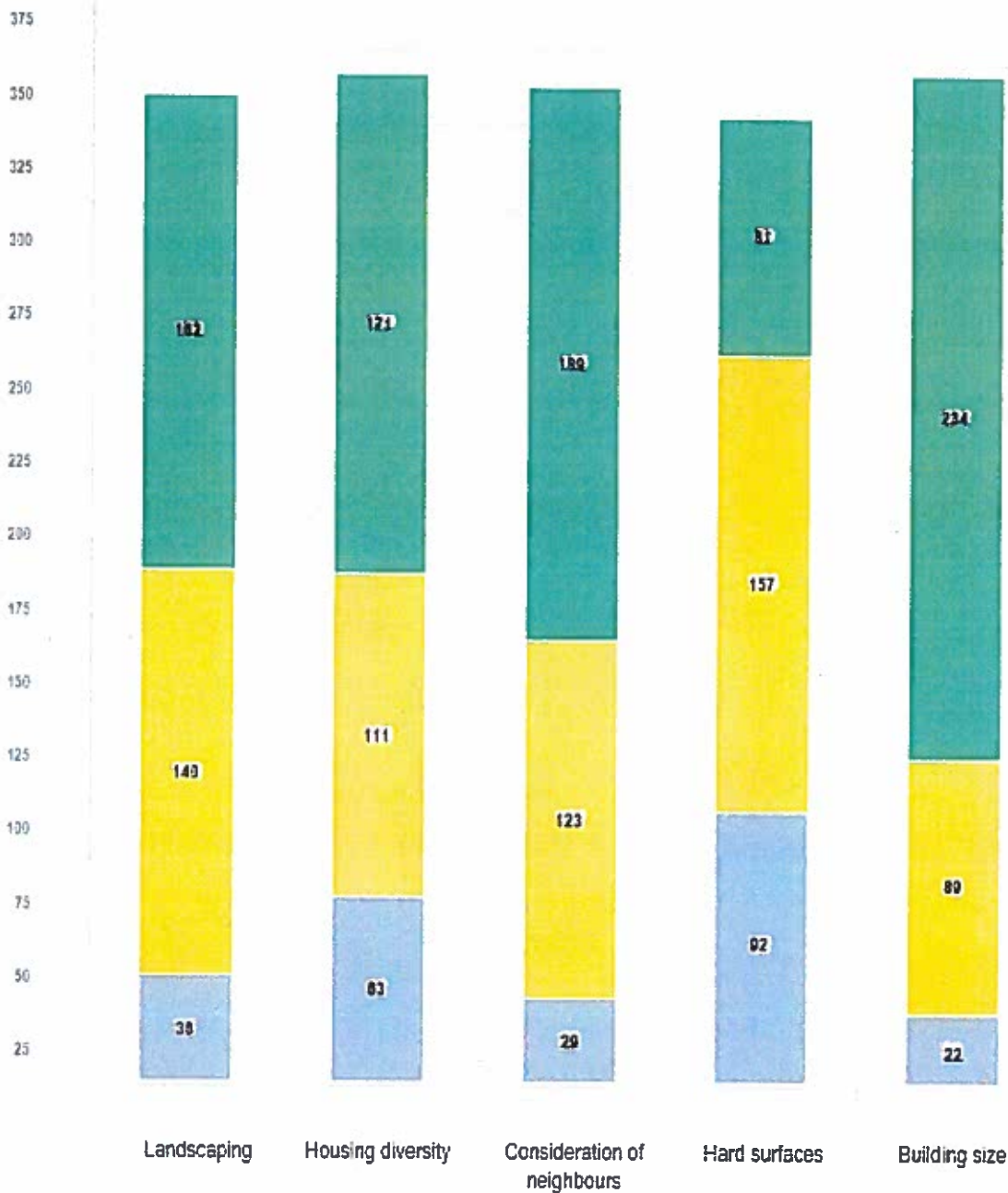


**Question options**

- Strongly agree
- Somewhat agree
- Neither agree or disagree
- Somewhat disagree
- Strongly disagree

*Optional question (352 responses, 5 skipped)*

**Q10** Please number the issues to indicate their relative priority, with 1 being the most important, 2 being moderately important and 3 being the least important. You can repeat numbers (i.e. all can be #1 if that's what you feel).



**Question options**

- 1 (most important)
- 2 (moderately important)
- 3 (least important)

Optional question (353 responses, 4 skipped)