



District of West Vancouver

**Official Community Plan Bylaw No. 4360, 2004
Amendment Bylaw No. 4619, 2011**

Effective Date: July 4, 2011

District of West Vancouver

Official Community Plan Bylaw No. 4360, 2004 Amendment Bylaw No. 4619, 2011

A bylaw to amend the Official Community Plan

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to establish an infill housing designation and Development Permit Area for the block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue, and 21st Street to permit rezoning of properties for medium density ground-oriented housing;

NOW THEREFORE, the Council of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as "Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4619, 2011".

Part 2 Amends Policy Section 4 [Built Form and Neighbourhood Character]

- 2.1 Schedule A to Official Community Plan Bylaw No. 4360, 2004 is amended as follows:
 - 2.1.1 By amending the Key Map of Residential Area Designations by adding "Infill Housing Development Permit Area" in the map legend, and identifying the location of the 2000-block Esquimalt Avenue (north side) and Fulton Avenue (south side).
 - 2.1.2 By adding "Policy BF-B 13" as follows:

"Ensure that infill housing development enhances the character of the local neighbourhood and meets a high quality of building and landscape design."
 - 2.1.3 By adding "Policy BF-B 13.1" as follows:

"The block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue, and 21st Street (as shown on map BF-B 13) 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.”

- 2.1.4 By adding “Development Permit Area Designation BF-B 13”, as described in Schedule A to this bylaw.

Part 3 Adds Development Permit Guidelines for Infill Housing

- 3.1 Schedule A to Official Community Plan Bylaw No. 4360, 2004 is further amended as follows:

- 3.1.1 By adding “Guidelines BF-B 13” for infill housing development in the block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street, as described in Schedule B to this bylaw.

Schedules

Schedule A – Development Permit Area Designation BF-B 13

Schedule B – Built Form Guidelines BF-B 13

READ A FIRST TIME on April 18, 2011

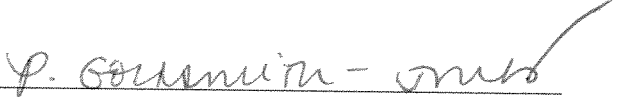
PUBLIC HEARING HELD on May 16, 2011

RECONVENED PUBLIC HEARING HELD on June 6, 2011


READ A SECOND TIME on June 6, 2011

READ A THIRD TIME on June 6, 2011

ADOPTED by the Council on July 4, 2011

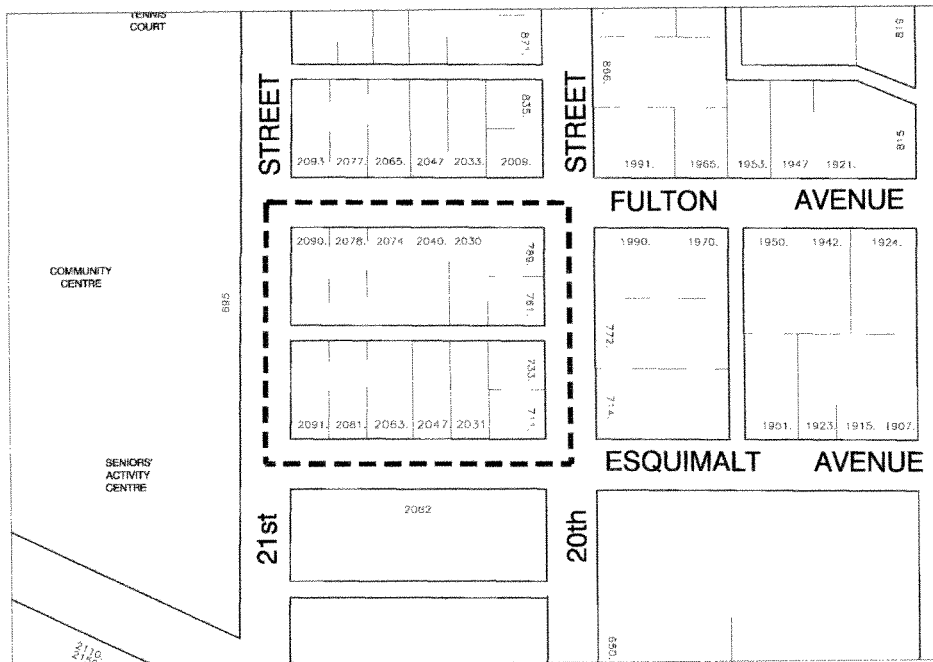


Mayor



Municipal Clerk

Schedule A – Development Permit Area Designation BF-B 13



Block Bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street
Development Permit Area Designation Map BF-B 13

Category:	<i>Local Government Act</i> s. 919.1 (1) (e), (h), (i), and (j)
Conditions:	The Development Permit Area designation is warranted to provide for the compatibility of new infill housing units within an established neighbourhood.
Objectives:	<ul style="list-style-type: none"> ▪ To integrate intensive residential development with existing site features, and the built form and landscape character of the surrounding area; ▪ To promote a high standard of design, construction and landscaping; and ▪ To promote energy and water conservation and the reduction of greenhouse gas emissions.
Guidelines Schedule:	Guidelines BF-B 13 shall apply.
Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ol style="list-style-type: none"> I. is for the construction or renovation of or small addition to a single-family building; or 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.

Schedule B – Built Form Guidelines BF-B 13

I. CONTEXT AND CHARACTER

- a. New development should respect the pattern, scale and height of existing buildings, and the established landscape character of the neighbourhood.

II. BUILDING DESIGN

- a. The massing of street-oriented units should be configured to reflect a 'single-family' residential character.
- b. Roof volumes should be used to conceal top floor living spaces, where possible, to reduce the overall bulk and massing of a building.
- c. Coach houses should:
 - i. be subordinate in size and massing to the principal building on the property;
 - ii. be designed to complement rather than replicate the principal building;
 - iii. respect the scale and built form of neighbouring properties;
 - iv. not have significant overlook and shadowing impacts on neighbouring properties; and
 - v. have articulated facades and include habitable space at ground level to animate the lane.
- d. Garages should be designed and situated so that they are not a dominant feature of the lane, and should be finished with detailing that is consistent with the architecture of the buildings on the site.
- e. A 'building wall' along the lane should be avoided through variations in rear yards.
- f. Balconies and decks should be screened and located to provide privacy and minimize overlook onto adjacent units or neighbouring properties.
- g. Design strategies and building details such as natural cross-ventilation, energy efficient fixtures, high performance materials, and geo-exchange should be used to create buildings that reduce greenhouse gas emissions and energy consumption, enhance sustainability, and create a healthy living environment.
- h. All dwelling units should have adequate indoor storage areas, including convenient and secure bicycle storage.
- i. All dwelling units should have areas for the storage of garbage and recycling.

III. LANDSCAPE DESIGN

- a. Each unit should be provided with private outdoor space.
- b. The area between a public street and private indoor space should be established as a transitional area that is visually interesting to pedestrians while clearly privately owned, rather than walled/fenced off from public view.
- c. Driveways, parking areas, patios and walkways should be finished with pervious material.
- d. The landscape design should reduce the apparent mass of buildings.
- e. Prominent healthy existing trees and landscape features should be retained and protected where appropriate.
- f. Glare and light spill of exterior or ground level lighting to surrounding properties should be minimized.

IV. CIRCULATION AND PARKING

- a. Coach house units should have principal pedestrian access from the street.
- b. All parking should be located within the rear portion of the lot, with direct access from the lane.