

# Bylaw Amendments to Support the Local Economy

Council Meeting

February 14, 2022

west vancouver

# Presentation Outline

1. **Response to Council Direction on Local Economy**
2. **Commercial Centres**
3. **Home Based Business**
4. **Child Care**
5. **Staff Recommendations**

# 1. Response to Council Direction on Local Economy



- **Strategic Plan 2021-2022**
  - 2.5 Take measures to support vibrancy, diversity, locality, and charm in commercial centres.
  - 2.5.1 Amend zoning regulations in commercial areas to manage the prevalence of financial services / institutions, nail salons, and real estate offices
- **Official Community Plan**
  - 2.3.8 Encourage compatible economic activities District-wide including, but not limited to, expanded retail and services in local commercial nodes, and home-based businesses.
- **Arts and Culture Strategy**
  - 4.3.2 Consider... flexible zoning and new permitted uses, e.g. enable small home-based studios with limited sales
- **Child Care Action Plan**
  - Identify and implement changes to municipal processes and regulations to reduce barriers and streamline the development of child care spaces

## 2. Commercial Centres - Update Land Use Definitions


- Replace “beauty salon or barber shop” with:
  - Hair Salon
    - *the use of premises for the styling, cutting, or chemical treatment of hair*
  - Beauty and Wellness Centre
    - *the use of premises to improve beauty and wellness through styling, cutting, or chemical treatment of hair and through skin and body treatments, including but not limited to pedicures, manicures, facials, microdermabrasion, electrolysis, waxing, laser, hydrotherapy, anti-aging, skin rejuvenation therapy, aromatherapy, stone therapy massage, and relaxation massage, but which excludes Fitness and Body Care and Health Care Office Use.*



**Goal: more clarity for applicants and staff**

## 2. Commercial Centres - Expanded Condition of Use

- Proposed Zoning Bylaw amendment to:
  - Broaden and add condition of use in C1, C2, AC1, AC2 to limit:
    - Financial institutions and financial services real estate offices, and beauty and wellness centre combined to 20% of the width of the ground floor (sidewalk level)
  - Applies to:
    - Ground floor only (not second floor uses)
    - Select areas of:
      - Royal Avenue in Horseshoe Bay
      - Marine Drive in Dundarave
      - Marine Drive, Bellevue Avenue and Clyde Avenue in Ambleside



**Goal: encourage a mixture of vibrant retail and service uses at street level**

## 2. Commercial Centres – Microbrewery, Winery & Distillery

- Proposed Zoning Bylaw amendment to:
  - Create new definition -  
**Microbrewery, winery and distillery**
    - *a premises, licensed under the Liquor Control and Licensing Act, on which there is manufacturing and associated processing, packaging and storage of beer, cider, wine, or spirits for sale to business customers and shall include ancillary retail sale of these liquor products and related non-liquor products to the public within the manufacturer's store and lounge.*
  - Add the use in C1, C2 , AC1 and AC2 zones
- Proposed amendment to Business License and Fees & Charges bylaws
  - Add business license definition and fee category

**Allows opportunity for this use  
– would still require  
site-specific permits  
(e.g. DP and / or BP, etc.)**

## 2. Commercial Centres – Conditions of Use


- Adding new condition of use to C1, C2, AC1 & AC2 zones:
  - *Manufacture of food goods is permitted where those products are also sold retail or wholesale on the premises.*
- Remove limit of only one merchandiser for gas stations in the CR2 zone

**Goal: additional flexibility for businesses – e.g. butcher or baker who wants to wholesale to other retailers, etc.**

**Goal: additional flexibility to provide services to surrounding residents**

### 3. Home Based Business

- Proposed Zoning Bylaw amendment to:
  - Remove restriction on “beauty salon or barber shop” and “real estate sales”
  - Enable retail sales from home-based artist studios, limited to artwork and crafts produced on the premises
- No change to existing regulations limiting number of clients and employees, or requirement to provide parking on site



**Goal: support additional opportunities for home-based businesses & artist studios**



## 4. Child Care

- Child care not currently permitted on sites with secondary suites
- Proposed amendment to Zoning Bylaw:
  - Enable in-home child care on sites with single family dwellings and secondary suites
  - Applies to Single Family Dwelling Zones and Duplex Dwelling Zones
  - Child care limited to maximum of 8 children
  - Operator / staff must reside on site
- Proposed amendment to Business License and Fees & Charges bylaws
  - Update to be consistent with Vancouver Coastal Health (VCH) definitions



**Goal: address conflict between District's housing and child care goals**

## 5. Staff Recommendations

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5175, 2022” be read a first time.

THAT proposed “Business License Bylaw No. 4455, 2005, Amendment Bylaw No. 5176, 2022” be read a first, second and third time.

THAT proposed “Fees and Charges Bylaw No. 5136, 2021, Amendment Bylaw No. 5177, 2022” be read a first, second and third time.

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5175, 2022” be presented at a public hearing scheduled for March 29, 2022 at 6 p.m. at West Vancouver Municipal Hall via electronic communication facilities, and that notice be given of the scheduled public hearing.

**Thank you!**  
**Questions?**