

Amendment to the Wildfire Hazard Development Permit Area Designation

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Presentation Outline

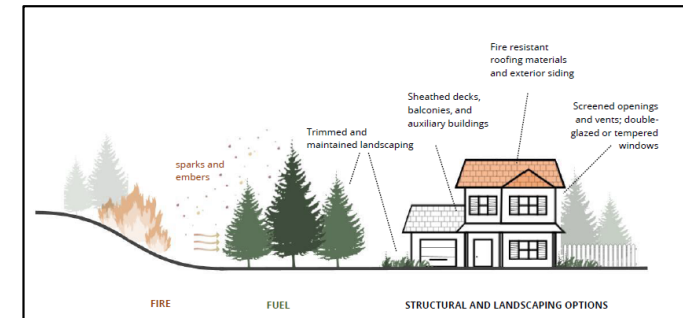
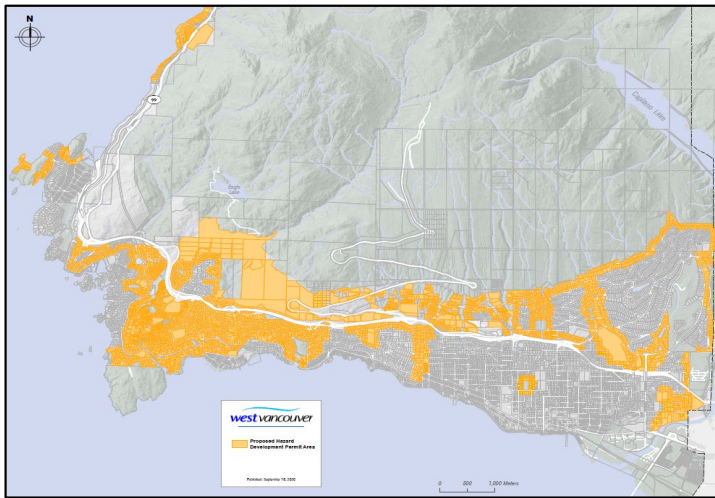
- 1. Context and Existing DPA**
- 2. Lessons Learned**
- 3. Proposed Bylaw Amendments**
- 4. Recommendations**

Context

- Recent wildfires in West Vancouver:
 - Whyte Lake (2018)
 - Lions Bay (2018)
 - Strip Creek (2019)
 - Cypress Falls (2022)
 - Horseshoe Bay (2023)
- Wildfire events in the province (and other countries) have been increasing, particularly due to prolonged periods of drier seasons, and increased wind and drought conditions.
- Community Wildfire Protection Plan – approved in 2019.
- Wildfire Hazard DPA - adopted in 2020 (recommendation in CWPP).
- Objective 1.4 of Council’s current Strategic Plan: “Take steps to protect against the threat of wildfires”.

Existing Wildfire Hazard DPA

- One component of a suite of measures that the District is implementing to manage and mitigate against impacts of wildfires under the CWPP.
- DPA designation includes properties within a 100-metre buffer of the forest interface.
- Guidelines established for new developments - FireSmart principles for building materials, landscaping, and spacing between structures and nearby trees and vegetation.



Lessons Learned

- Recent fires in BC (and LA) provided a better understanding of how fires spread through a community and how weather conditions can contribute to the rapid spread of fire:
 - Embers can spread over 2 km ahead of a fire front and still ignite material.
 - Fires can spread quickly from forested areas to urban communities via embers and then move from structure to structure with strong winds and dry conditions.
- Given the distance that embers can travel, homes across an entire community are vulnerable to embers even if not directly adjacent to a forest interface.
- Proposed amendment is in response to these findings to ensure that over time, all homes and structures in West Vancouver are resistant to fire damage and to reduce fire spread across the community.

Proposed OCP Bylaw Amendments

- Expanding the Wildfire Hazard DPA to include all dwellings/lands within West Vancouver and not just ones within 100 m of a forest interface.

Additional Housekeeping Amendments:

- Updating the Development Permit exemption requirement to include lands where area-specific DPA guidelines address wildfire hazards (e.g., Cypress Village).
- Aligning building material requirements for the Lower Caulfeild Heritage Conservation Area with the Wildfire Hazard DPA guidelines.

Recommendation

THAT:

1. Opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated February 5, 2025, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.
2. Proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5375, 2025” be read a first time.
3. Proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5375, 2025” be presented at a public hearing on March 31, 2025 at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (WebEx video conferencing software), and that statutory notice be given of the scheduled public hearing.

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