

DATE: April 1, 2024

TO: Planning & Development Services, District of West Vancouver

FROM: Urban Systems

SUBJECT: Caulfeild Land Use Contract

Table 1. Caulfeild Land Use Contract (LUC) and Replacement Zoning Summary Table

ZONING REGULATION	CAULFEILD LUC	NEW CAULFEILD ZONE (CD86)	RATIONALE
Permitted Uses	<p>Residential areas (refer to Figure 1 below the Summary Table):</p> <ul style="list-style-type: none"> Single-family dwellings allowed in all residential areas including “3 units” per acre (light yellow on map), “6 units” per acre (light orange on map), and “8 units” per acre (dark orange on map). Duplexes and semi-detached single-family dwellings permitted in areas shown as “6 units” per acre and “8 units” per acre (on LUC map). Townhouses permitted in “8 units” per acre area. Accessory buildings. 	<p>Residential – Area A (refer to Figure 2 below the Summary Table):</p> <ul style="list-style-type: none"> Accessory buildings and uses. Child care. Community care. Duplex dwellings. Ground-oriented dwellings. Home based business. Lodgers. Secondary suites. Single-family dwelling. <p>Residential – Area B (refer to Figure 2):</p> <ul style="list-style-type: none"> Accessory buildings and uses. Child care. Community care. Duplex dwellings. Ground-oriented dwellings. Home based business. Lodgers. Secondary suite. Single-family dwelling. 	<ul style="list-style-type: none"> The new Caulfeild zone is aligned with the original intent of the LUC to support residential uses only in residential areas of Caulfeild. The provision to permit home based businesses was added to ensure alignment with the other single-family residential (RS) zones in the District. Secondary suites and ground-oriented dwellings are permitted (to a maximum of 3 units per parcel) to ensure that the replacement zoning does not trigger any additional changes necessary to comply with the provincial housing legislation for Small Multi-Unit Housing (SSMUH) within the Local Government Act. Detached secondary suites (coach houses) were not listed as a permitted use as public engagement was inconsistent in the community about this type of use. In addition, topographic constraints in the area may limit the viability of coach houses on many lots in Caulfeild. Coach houses could still be considered through site specific applications based on relevant policies within the OCP.

URBAN SYSTEMS MEMORANDUM

DATE: April 1, 2024

FILE: 1716.0023.02

PAGE: 2 of 8

SUBJECT: Caulfeild Land Use Contract

	<p>Commercial area (refer to Figure 1):</p> <ul style="list-style-type: none"> • All uses permitted under the C2 zoning as of Aug 1, 1986, except new and/or used car sales, car repairs, and dwelling units over commercial premises. • Retail, office, professional, recreational, and institutional services. • Other commercial uses approved by the District. • No residential uses permitted. 	<p>Commercial Area (refer to Figure 2):</p> <ul style="list-style-type: none"> • Accessory buildings and uses. • Amusement place. • Bakery. • Bakeshop or confectionery. • Bank or credit union. • Business or commercial school, including art and music academy. • Child care. • Community care. • Dry cleaner. • Electric appliance repair shop. • Fire halls. • Funeral home. • Libraries. • Liquor primary licensed premises. • Microbrewery, winery, and distillery. • Office. • Personal services. • Pet care establishment. • Photograph gallery. • Printing shop. • Recreation buildings. • Restaurant. 	<ul style="list-style-type: none"> • All permitted uses in the C2 zone were carried over to the new Caulfeild zone; except that car sales, car repairs, and residential uses were removed to ensure alignment with the LUC and 1986 LUC Modification which do not permit these uses. • Gasoline service stations were a permitted use in the LUC but were removed as a permitted use in the 1986 LUC Modification. Gasoline service stations are also not a permitted use in the C2 zone. As such, this use has not been permitted in the new CD86 zone.
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URBAN SYSTEMS MEMORANDUM

DATE: April 1, 2024

FILE: 1716.0023.02

PAGE: 3 of 8

SUBJECT: Caulfeild Land Use Contract

		<ul style="list-style-type: none"> • Store or shop for the conduct of retail business but excluding gasoline service stations. • Theatre excluding drive-in theatre. • Veterinary medical clinic. 	
	<p>Parks and greenspaces (other than Plateau Park the greenbelt areas were not specifically mapped in the Caulfeild LUC map):</p> <ul style="list-style-type: none"> • N/A 	<p>Parks and Greenspaces Area (refer to Figure 2):</p> <ul style="list-style-type: none"> • Parks and playgrounds. • Park accessory uses. 	<ul style="list-style-type: none"> • The area was named “Parks and Greenspaces Area” to allow for a variety of park uses in both the greenbelt areas and neighbourhood parks. • This area was created to maintain existing park and greenbelt areas as intended by the LUC.
Conditions of Use		<p>Residential – Area A</p> <ul style="list-style-type: none"> • Restricting tenure for additional housing units permitted so that each parcel is prohibited from being strata titled. 	<ul style="list-style-type: none"> • Consistent with current LUC restrictions.
Site Area		<p>Residential – Areas A & B</p> <ul style="list-style-type: none"> • The minimum permitted site area for any parcel will be the area of the site of record existing as of June 30, 2024. • The pro-rata share of any common site or sites and areas created by subdivision and conveyed to the District as green belt in accordance with Section 120.23(1) 	<ul style="list-style-type: none"> • Ensures that all existing parcels in Caulfeild conform to the site area requirements (legalizing/grandfathering the existing site areas). • Restricts subdivision of existing parcels consistent with current LUC restrictions. Site specific applications could be considered to permit subdivision based on relevant OCP policies. • Pro-rata share provision ensures that the residents entitled to green belt allocation have their pro-rata share included in the calculation of site area for their property consistent with the LUC.

URBAN SYSTEMS MEMORANDUM

DATE: April 1, 2024

FILE: 1716.0023.02

PAGE: 4 of 8

SUBJECT: Caulfeild Land Use Contract

<p>Density</p>	<p>Residential areas (3 density areas prescribed as shown on LUC map):</p> <ul style="list-style-type: none"> Maximum of three dwelling units per acre overall. <p>Commercial area:</p> <ul style="list-style-type: none"> The ground floor area is limited to approximately 69,500 sq. ft. 	<p>Residential – Area A</p> <ul style="list-style-type: none"> Maximum three units per parcel. <p>Residential – Area B</p> <ul style="list-style-type: none"> Maximum number of principal dwelling units is 35. <p>Commercial Area</p> <ul style="list-style-type: none"> Maximum permitted gross floor area is 6,700 m². 	<ul style="list-style-type: none"> The maximum density for Area A was set to three units per parcel to ensure that no further changes are necessary to comply with the provincial SSMUH within the Local Government Act. The maximum density for Area B was set to 35 principal dwelling units since there are 35 existing strata units within Area B. The maximum density for the Commercial Area was carried over from the LUC, converted to the metric system to ensure alignment with the Zoning Bylaw, and rounded up since the existing ground floor area is slightly greater than 6,500 m² (69,500 sq. ft.).
<p>Floor Area Ratio</p>		<p>Residential – Area A:</p> <ul style="list-style-type: none"> The floor area ratio as of June 30, 2024; or The floor area ratio of 0.35 to a maximum floor area of 585.4 m². 	<ul style="list-style-type: none"> Since many lots have FAR greater than 0.35, the proposed approach to legalize/grandfather the existing FAR will avoid legal non-conformity. As detached secondary suites (coach houses) are not a proposed permitted use in residential areas of Caulfeild, an FAR of 0.35 is proposed, which is consistent with the maximum FAR for most single-family sites across the District prior to zoning changes that reduced most sites from 0.35 to 0.3 FAR and introduced a bonus provision for coach house development. If a property owner seeks to redevelop, they will have to comply with the density requirement of 0.35 FAR (or be allowed to build back the existing floor area if it exceeds 0.35 FAR). The maximum floor area of 585.4 m² is consistent with the maximum floor areas in similar RS zones (including RS10 and RS3) with similar site sizes.

URBAN SYSTEMS MEMORANDUM

DATE: April 1, 2024

FILE: 1716.0023.02

PAGE: 5 of 8

SUBJECT: Caulfeild Land Use Contract

<p>Site Coverage</p>	<ul style="list-style-type: none"> 30%. 	<p>Residential – Areas A & B:</p> <ul style="list-style-type: none"> Site coverage as of June 30, 2024, or 30% of the site area. 	<ul style="list-style-type: none"> This approach is consistent with the site coverage requirements outlined in the LUC and several RS zones in the District, including RS10, while also legalizing/ grandfathering the parcels with site coverage greater than 30%.
<p>Building Height</p>	<p>Residential areas:</p> <ul style="list-style-type: none"> 8 m, unless approved by the Director of Development and Advisory Design Panel. <p>Commercial area:</p> <ul style="list-style-type: none"> 10.7 m. 	<p>Residential – Areas A & B:</p> <ul style="list-style-type: none"> The building height as of June 30, 2024, or 8 m. <p>Commercial Area:</p> <ul style="list-style-type: none"> 10.7 m. 	<ul style="list-style-type: none"> Carried over from the LUC, while also legalizing/ grandfathering the parcels with building height greater than 8 m.
<p>Number of Storeys</p>	<p>Commercial area:</p> <ul style="list-style-type: none"> 1 floor except mezzanines as defined in the Building Code. 	<p>Residential – Areas A & B:</p> <ul style="list-style-type: none"> 2 plus basement maximum. <p>Commercial area:</p> <ul style="list-style-type: none"> 1 floor except mezzanines as defined in the Building Code. 	<ul style="list-style-type: none"> The number of storeys for residential areas was carried over from the RS10 zone. The number of storeys for the commercial area was carried over from the LUC.
<p>Rear Yard Setback</p>		<p>Commercial Area:</p> <ul style="list-style-type: none"> Rear yard setbacks as outlined in the C2 zone. 	<ul style="list-style-type: none"> Rear yard setback requirements for the commercial area are carried over from the C2 zone, as outlined in the LUC which states that the area will be subject to the C2 zoning requirements.
<p>Side Yard Setback</p>		<p>Residential – Area A:</p> <ul style="list-style-type: none"> Side yard setback as of June 30, 2024; or 1 m minimum. 	<ul style="list-style-type: none"> Provision ensures that all existing parcels in Caulfeild conform to the side yard setback requirements (legalizing/grandfathering the existing side yard setbacks). The District has historically been requiring a 1 m side yard setback for new development in Caulfeild based on the LUC requirement for a 2 m building separation.

URBAN SYSTEMS MEMORANDUM

DATE: April 1, 2024

FILE: 1716.0023.02

PAGE: 6 of 8

SUBJECT: Caulfeild Land Use Contract

<p>Off-Street Parking</p>	<p>Residential areas:</p> <ul style="list-style-type: none"> • 2 parking spaces per parcel. <p>Commercial area:</p> <ul style="list-style-type: none"> • As required under the C2 zone. 	<p>Residential – Areas A & B:</p> <ul style="list-style-type: none"> • Parking for single-family dwelling and duplex dwelling uses shall be regulated in accordance with Sections 141 and 142 of the Zoning Bylaw. • Parking for ground-oriented dwelling uses shall be regulated in accordance with Section 143 and 144 of the Zoning Bylaw. <p>Commercial area:</p> <ul style="list-style-type: none"> • As required under the C2 zone. 	<ul style="list-style-type: none"> • The parking requirements for residential areas of Caulfeild will be consistent with other residential areas in the District, as outlined in Section 140 (Parking Regulations) of the Zoning Bylaw. • The parking requirements for the commercial area were carried over from the C2 zone consistent with the LUC requirements. • Clauses pertaining to parking requirements for residential uses in commercial areas were removed since the LUC prohibits residential development in the commercial area.
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URBAN SYSTEMS MEMORANDUM

DATE: April 1, 2024
SUBJECT: Caulfeild Land Use Contract

FILE: 1716.0023.02

PAGE: 7 of 8

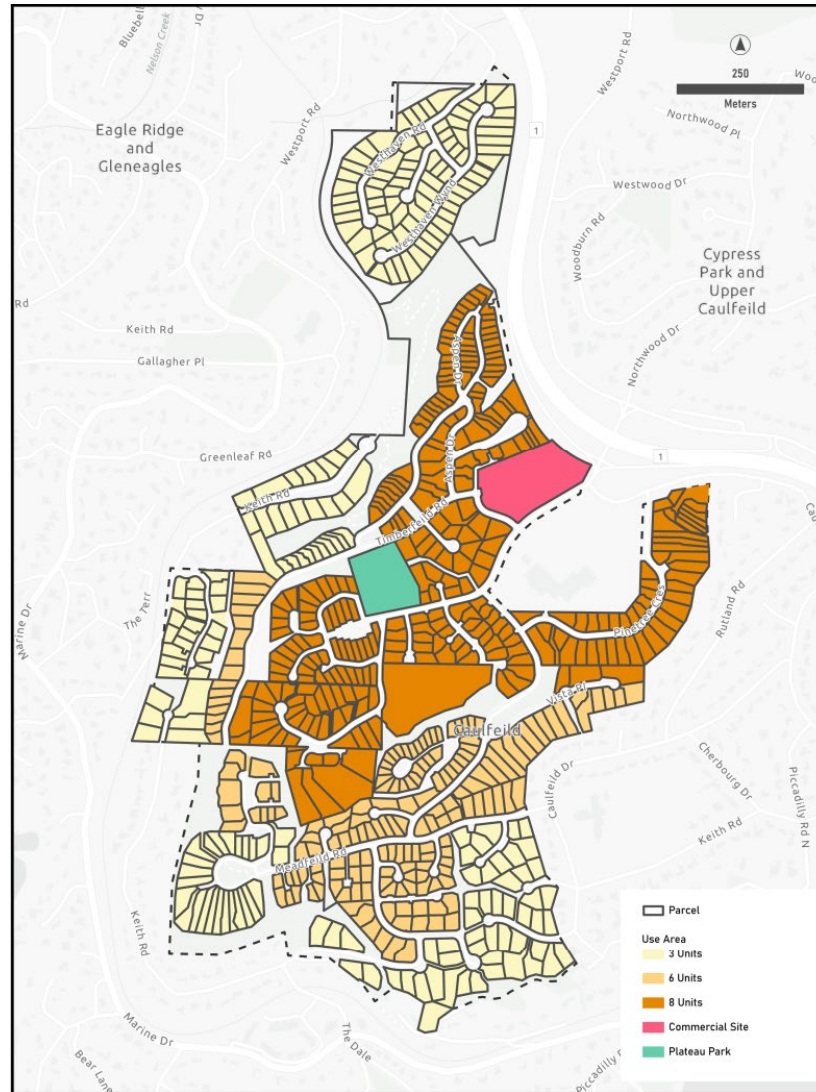


Figure 1. Caulfeild LUC Map

URBAN SYSTEMS MEMORANDUM

DATE: April 1, 2024
SUBJECT: Caulfeild Land Use Contract

FILE: 1716.0023.02

PAGE: 8 of 8

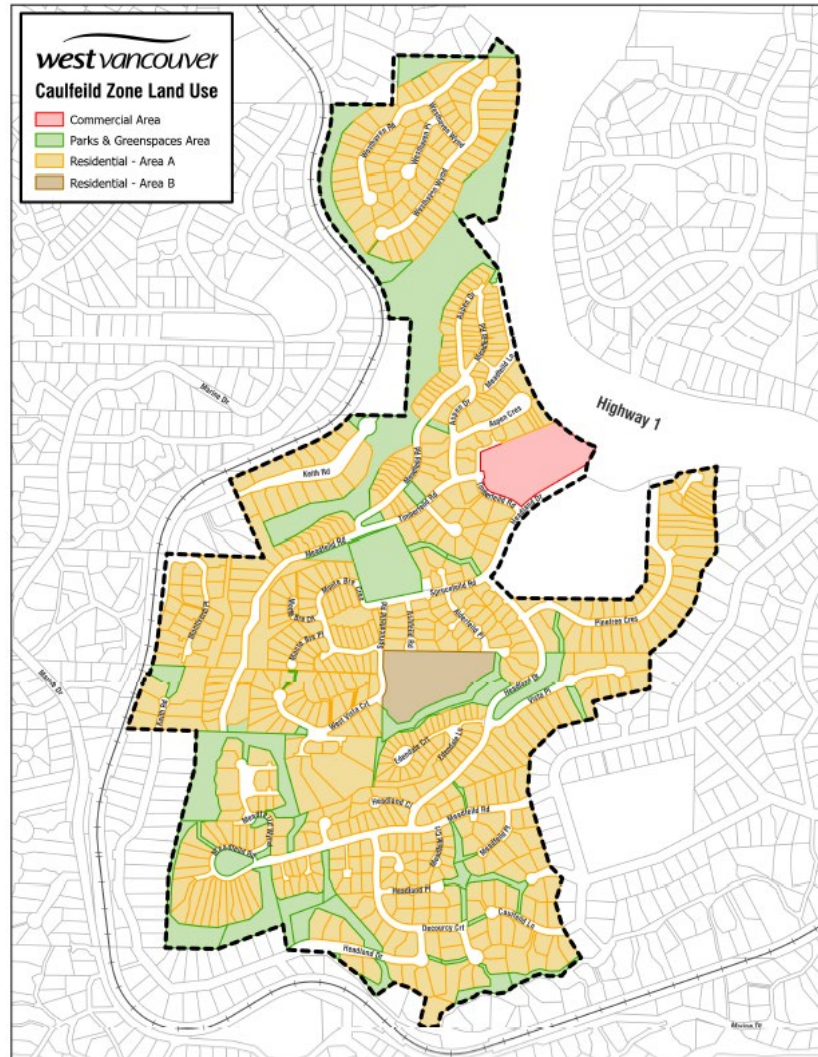


Figure 2: Caulfeild Zone Land Use Map