

DISTRICT OF WEST VANCOUVER
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7.

COUNCIL REPORT

Date:	October 20, 2021
From:	Courtney Miller, Senior Urban Design Planner
Subject:	Horseshoe Bay Neighbourhood Zones
File:	5155-21

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5155, 2021” be read a first time.

RECOMMENDATION

THAT proposed “Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5156, 2021” be read a first, second and third time.

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5155, 2021” be presented at a public hearing scheduled for December 7, 2021 at 6 p.m. at West Vancouver Municipal Hall via electronic communication facilities, and that notice be given of the scheduled public hearing.

1.0 Purpose

To initiate bylaw adoption procedures for the Horseshoe Bay neighbourhood zones, attached as **Appendix A**, and related development procedures, attached as **Appendix B**.

2.0 Legislation/Bylaw/Policy

Zoning Bylaw No. 4662, 2010, regulates development of property and buildings.

Development Procedures Bylaw No. 4940, 2017, defines the procedures under which an owner of land may apply for the issuance of permits.

The Local Government Act (LGA) requires that a public hearing be held regarding the proposed Zoning Bylaw amendment.

3.0 Council Strategic Objective(s)/Official Community Plan

Council Strategic Plan

Establishing neighbourhood zones builds upon Council's fulfilled Strategic Objective 2.2 to "Complete the Local Area Plan for Horseshoe Bay". It also advances the following related objectives:

- 1.1 Approve housing including rental and accessible; and
- 1.2 Incentivize missing middle housing.

Official Community Plan

Official Community Plan (OCP) policy 2.1.12.b is to "Implement [... the] Horseshoe Bay Local Area Plan". The recently adopted LAP now forms part of OCP and includes Policy 3.6.11 to:

"Prepare a Zoning Bylaw amendment that defines zones for smaller-scale and diverse forms of housing in Neighbourhood designations (i.e. Infill, Multiplex, and Rowhouse) in order to:

- a) improve the ability for individual homeowners to make decisions about future development;
- b) provide more detailed direction and increase predictability for neighbours; and,
- c) support incremental delivery and/or financial contribution to the public realm."

4.0 Financial Implications

Establishing neighbourhood zones advances the delivery of the positive, long-term financial implications for the District identified through the LAP. These include: an incrementally increased tax base; off-site improvements from private development; the receipt of Development Cost Charges for District roads, utilities and parks; and amenity contributions through development. Based on third-party land economic analysis of the proposed zones, an amenity unit of \$45 per square foot of additional density above the existing base RS or RD zones is included in the proposed neighbourhood zones.

5.0 Background

5.1 Previous Decisions

At the June 1, 2021 Council meeting, Council adopted “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5120, 2021 (Horseshoe Bay Local Area Plan and Design Guidelines)”.

At the May 10, 2021 Council meeting, where Council gave first reading to the above bylaw, Council passed the following resolution:

“That staff be directed to prepare zoning amendments for lands with Neighbourhood Designations as listed in proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5120, 2020”, subject to adoption of the proposed Official Community Plan amendment bylaw, to be considered by Council subsequently in fall 2021.”

5.2 History

Council adopted a new OCP in 2018 to provide high-level, District-wide objectives and policies around land use, including the preparation of Local Area Plans for key centres and corridors. In 2019, it directed staff to begin preparation of the subject LAP, which followed a four-phase process and was unanimously adopted in June 2021. Concurrent with its consideration for adoption, Council further directed staff to prepare amendment bylaws for the lands with Neighbourhood Designations. These bylaws are the subject of this report and are a first step towards the implementation of the LAP.

6.0 Analysis

6.1 Discussion

Application and Scope

The subject zones for lands with LAP Neighbourhood Designations are shown outlined in red in Figure 1. In total, this includes 135 lots distributed roughly equally across the adopted Infill, Multiplex and Rowhouse designations.

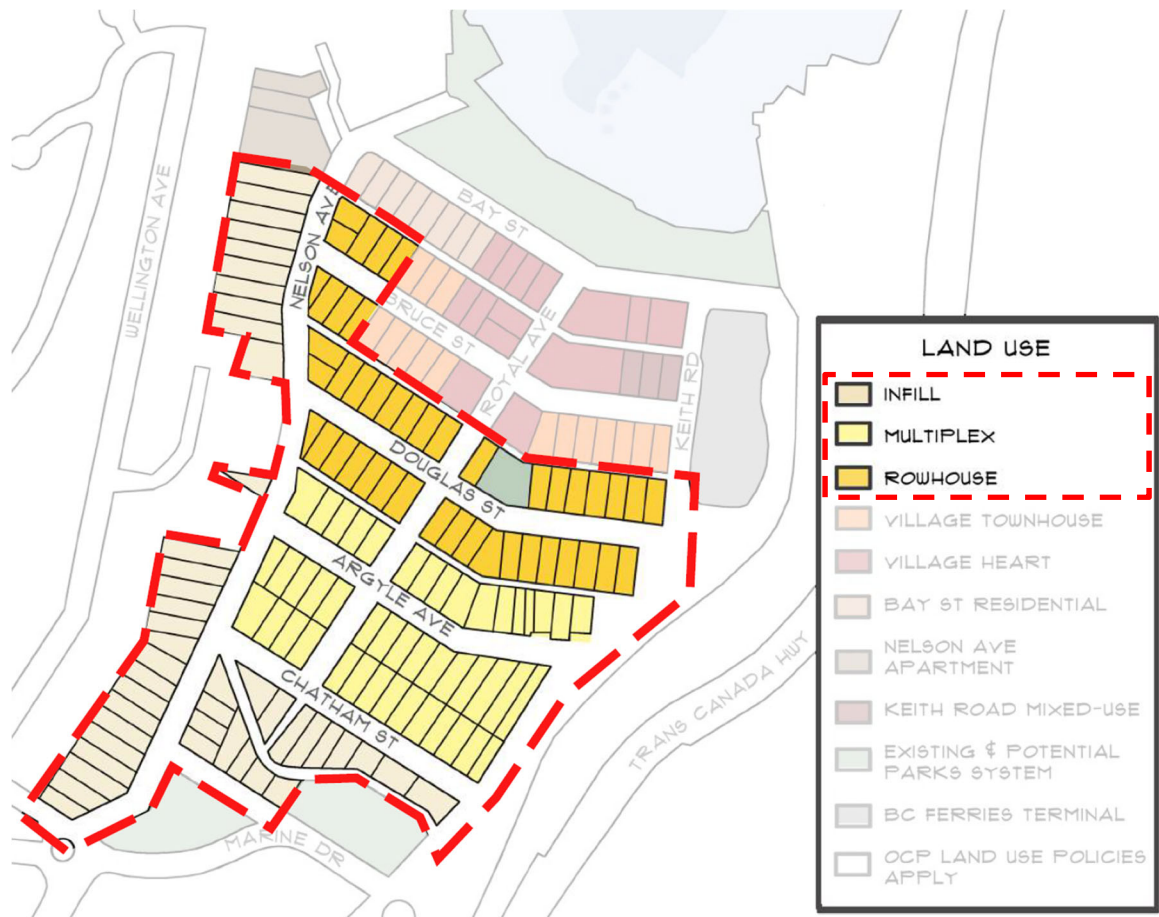


Figure 1: Neighbourhood land use designations in the Horseshoe Bay LAP

Vision and Principles

The LAP was directed by an overarching community vision:

“In 2041, Horseshoe Bay will thrive as a charming and livable seaside community and a vibrant and welcoming destination village.”

This vision was accompanied by the identification of twelve planning and design principles to support its realization. Serving as the foundation of the plan’s more detailed approach, these principles further direct the consideration of the neighbourhood zones:

1. Respect our roots and heritage
The proposed zones respond to the specific placemaking qualities of Horseshoe Bay, including the terrain and geography, as highlighted through the LAP.
2. Maintain our neighbourliness
The ground-oriented housing types enabled by the proposed zones create a welcoming streetscape in which each home has its own front door.

3. Recognize we are many things
The proposed zones support Horseshoe Bay's identity as a close-knit community by supporting a diversity of housing forms appropriate for a range of life stages and needs.
4. Enhance our commercial village
The incremental addition of new housing supports the vibrancy of the adjacent village through customers and employees.
5. Identify opportunities for more diverse housing
The proposed zones enable a much greater diversity of missing and innovative housing options close to shops, services, and transit.
6. Prioritize low-rise forms
The proposed zones limit heights to two or three storeys and are compatible with the existing scale of development.
7. Keep it "kooky", don't make it "cookie cutter"
The LAP directs future development to be incremental, and the proposed zones limit lot consolidation to a more intimate scale. This smaller project size encourages a wider range of existing owner- and boutique developer-led project teams.
8. Celebrate and work with nature
The proposed zones are specific to the topography of the basin. This is illustrated by the RG-1B zone that modifies the general Infill provisions to respond to Madrona Ridge.
9. Connect and gather
The proposed zones and their positive financial implications support the public realm and the provision of other desired LAP community benefits.
10. Getting here and being here
The proposed zones, in conjunction with the adopted guidelines, direct new buildings to recognize and enhance the multimodal corridors connecting the village with the surrounding neighbourhoods.
11. Make a good first impression
By encouraging the vibrancy of the village, the incremental addition of new housing supports Horseshoe Bay as the District's western gateway.
12. Situate village within broader context
The proposed zones direct the incremental transition from the village heart to the surrounding neighbourhoods as designated by the LAP.

Proposed Zones

The proposed zones would replace the existing “Single Family Dwelling Zones” (RS) and “Duplex Dwelling Zones” (RD) within the Neighbourhood designated sub-area of the LAP. In their place, they would introduce the option of new, missing-middle housing forms under the land use classification of “Ground-Oriented Dwelling Zones” (RG).

The zones follow the approved LAP Infill (RG-1A and RG-1B), Multiplex (RG-2), and Rowhouse (RG-3) designations (Figure 2). Douglas Park retains its existing zoning since there is no change in its land use as a neighbourhood park under the LAP. The Infill designation is split for zoning purposes for two reasons: the base density for RG-1A is single-family compared to duplex for RG-1B; and RG-1B responds to the steep slope of Madrona Ridge.

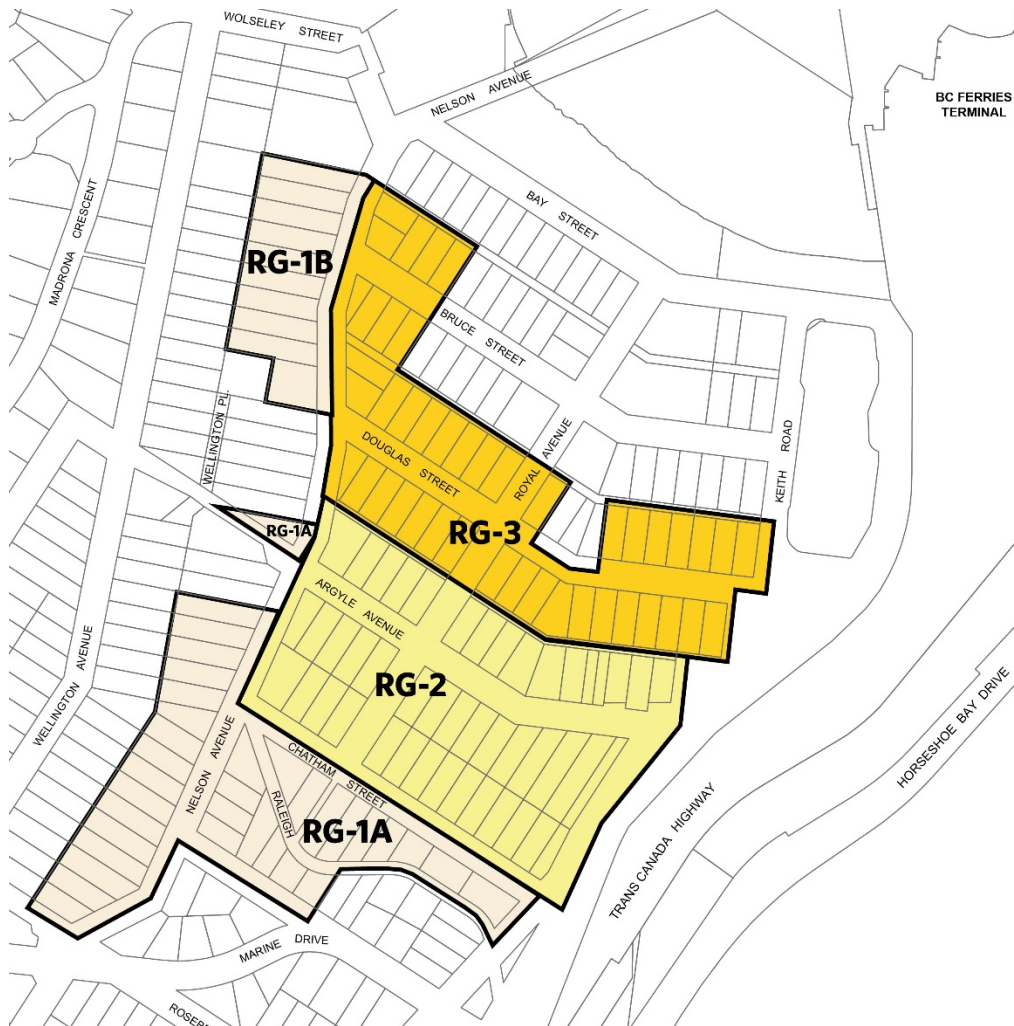


Figure 2: Proposed zones

Owners are not required to construct the new housing forms enabled by the LAP. The proposed zones would allow for the types of housing currently permitted (i.e. single-family and, in some cases, duplexes) to be built in the future.

Summary of regulations

Increasing the compatibility of new development, the proposed zones use as their base many of the zoning definitions assigned to single-family and duplex uses and buildings. A summary of the proposed regulations follows (Figure 3). The subsequent descriptions identify the relevant LAP guidelines by means of parenthetical references.

The effective date for the proposed Zoning Bylaw amendment is January 31, 2022. This aligns with the effective date of the July 2021 Neighbourhood Character zoning amendments, avoiding any confusion regarding bylaw interpretation that could otherwise result prior to that date.

Figure 3: Proposed zone regulations

	Proposed zone		
	Infill RG-1 ^a	Multiplex RG-2	Rowhouse RG-3
Review form and character			
permit required ^b	HSB	HSB	HSB
Align use and density			
use	detached ^c	attached	attached
floor area ratio (FAR)	0.60	0.80	1.00
accessory exclusion ^d	20.5 m ²	20.5 m ²	20.5 m ²
Restrict scale			
max consolidation ^e	40m	40m	40m
max unit size	0.30 FAR	0.30 FAR	0.30 FAR
Maintain heights			
max storeys	2	2	3
max height	7.62m	7.62m	10.67m
Improve landscaping and drainage			
max coverage	40% ^f	55%	55%
only lane access	yes ^g	yes ^g	yes
Enhance streetscape			
front	4.57m ^h	4.57m	4.57m
rear ⁱ	4.57m	4.57m	4.57m
side ⁱ	1.52m	1.52m	1.52m
Contribute to neighbourhood amenities			
amenity unit	\$45 per ft ²	\$45 per ft ²	\$45 per ft ²

Figure 3 notes:

- a regulations in which RG-1A and RG-1B provisions vary are footnoted
- b Horseshoe Bay Development Permit required for all multifamily (including Infill)
- c RG-1B allows abutting units due to existing duplex zoning and topography
- d per principal dwelling
- e site width; does not include side site line of corner lot
- f per median site area of existing lots
- g street access permitted where lane access does not exist
- h RG-1B allows reduced front yard on account of topography
- i additional allowance for building set back over garage where site line is shared with lane

Review form and character

The LGA enables the District to require a form and character development permit (DP) for the proposed ground-oriented dwellings, and the Horseshoe Bay design guidelines provide comprehensive direction to future applicants. In this manner, the LAP makes possible detailed review of projects to ensure that they meet community expectations as expressed through the adopted DP guidelines. The proposed zone regulations can be understood as defining the building envelope, to which the guidelines further refine and shape the building form and character in accordance with the LAP.

Align use and density

The Neighbourhood Designation section of the LAP specifies the use—detached or attached residential—and density for each designation (3.4). The proposed zones align with these designations, accommodating a range of complementary building forms within the approved density and height (3.6.6(c) and (d)).

Similar to the District's RD zones that permit single-family construction following RS standards, owners are not required to build the new ground-oriented, multifamily forms enabled by the LAP. The proposed zones allow single-family to be constructed that meet RS4 provisions or, where the existing zoning is RD2, allow duplexes to be constructed that meet RD2 provisions. However, the adoption of the proposed zones would provide current and future owners with more choices to meet their needs, in a way that fits within Horseshoe Bay's context and approved LAP.

The proposed zones are based on RS and RD regulations for the broader range of ground-oriented dwellings, including the approach to floor area calculation. The basement exclusion—made more stringent through the Neighbourhood Character bylaw amendments—continues to apply to the proposed zones. This is supported by the LAP as one means to encourage accessory suites. The accessory exclusion, typically used for vehicle storage, is 41 m² (441 ft²) under RS4. It is the same exclusion for a site zoned RD2, resulting in 20.5 m² (221 ft²) for each principal unit. This same standard per principal unit is proposed to apply to the new zones.

The LAP directs Infill buildings to be detached, and a minimal building separation applies. The DP guidelines further support breaking up building massing on site under other designations (4.2.1, 4.2.6(b) and 4.5.1).

Restrict scale

The LAP's focus on neighbourly and diverse development emphasizes the importance of restricting the scale of new buildings. Limiting lot consolidation supports incremental construction over time, and it enables greater diversity of design by encouraging a broader range of applicants, design professionals and owners. The proposed bylaws match the LAP, allowing no greater than 40m (131.2 ft) site width (3.6.9(a)). This limits consolidation to two typical 15.24m (50') wide lots.

The introduction of a maximum unit size supports the LAP direction to increase housing diversity through alignment with the maximum size otherwise permitted for a single-family home (0.30 FAR). This ensures that the LAP neighbourhood densities, higher in comparison to the existing RS4 and RD2 zones, do not simply enable larger single-family homes.

The proposed bylaw does not include minimum site size and width or maximum site depth regulations (3.6.10(a)). It also allows zero site line development, but only for new site lines internal to the development site. These measures support a broader diversity of fee-simple housing, subject to engineering and servicing requirements, enabling ownership patterns that reflect the existing neighbourhood. They do not increase the scale or massing of new buildings otherwise permitted.

Maintain heights

The proposed Infill and Multiplex zones maintain the maximum 2 storey and 7.62m (25 ft) height of the RS4 and RD2 zones. The proposed Rowhouse zone increases to a maximum of 3 storeys and 10.67m (35 ft) aligned with the LAP designation (3.4.3). The Rowhouse zone serves as the transition between the neighbourhood and village designations, and is supported by both the topography of the basin and the higher existing and proposed building forms in the heart of Horseshoe Bay.

The proposed zones do not use the Zoning Bylaw to regulate highest building face, the tallest building elevation on account of grade. This is due to DP guidelines that require shaping the upper-storey in a manner that responds to the varied topographic and contextual conditions in Horseshoe Bay (4.2.6(b), 4.4.1, 4.4.4(c), and 4.4.5(a) and (b), 5.2.2).

Improve landscaping and drainage

The maximum site coverage is 40% for the majority of RS4 sites in the LAP, and for all RD2 lots constructed to the duplex zone standards. The proposed zones extend this limit to Infill areas. Multiplex and Rowhouse designated sites are limited to 55% coverage. The DP guidelines directing improved natural and landscaped features in Horseshoe Bay are

achievable by reducing impervious surfaces on both private land (4.2.6, 4.3.1 and 4.3.2) and the boulevard (4.2.5, 6.2.1 and 6.3.8(a)).

The RS4 zone does not require vehicle access from an open lane or restrict driveway access from the street where lane access is available. The proposed zones require access from an open lane where available. The DP provides further guidance to limit the impacts of vehicle access on site vegetation and permeability (4.2.4 and 4.2.5)

Enhance streetscape

The proposed zones enable a range of ground-oriented housing, differentiating and contributing to the pedestrian experience of the public realm in accordance with the LAP (4.2.7). Reduced front and rear yards with frontages comprised of active living and outdoor spaces support this approach: the proposed zones require a minimum of 4.57m (15 ft). Similar to other regulations, greater setbacks may be directed by the DP, including the consideration of potential contextual impacts (4.2.7 and 4.4.1).

The zones under consideration maintain the 1.52m (5 ft) minimum required side yard in RS4 and RD2 zones. Related provisions from these zones are not applicable as they address sites larger than exist in the LAP, do not increase distancing over a specific lot line, or would require corner lots to consolidate to be redeveloped. Instead, new buildings will be subject to DP guidelines that require contextual responses to limit unarticulated side walls (4.2.1(b), 4.4.1, and 4.4.5(a)).

Contribute to neighbourhood amenities

The LGA allows zoning bylaws to include the option of additional density subject to conditions. The existing RS and RD zones do not include density bonus provisions, but the District currently uses this approach in Ambleside zones. The proposed zones are assigned the outright base density of the existing zoning: RS4 (0.40 FAR) for RG-1A; and RD2 (0.50 FAR) for RG-1B, RG-2 and RG-3. The maximum density identified by the LAP can be realized through the zoning provisions, including contribution towards community amenities.

The proposed zones define this value as \$484.38 per m² (\$45 per ft²) floor area above the base density. This value is supported by financial analysis completed by a land economics consultant retained by the District. These contributions will be available to support community amenities at the discretion of Council. Staff will continue to review the appropriateness of the density bonus value over time as part of its monitoring of the pace of development, and as directed by the LAP.

Development Procedures

The proposed Development Procedures Bylaw amendment specifies that DP applications with Neighbourhood Designations are Minor developments for the purposes of permit and fee consideration. This aligns with the consideration of similarly scaled and regulated

developments in the District (less than 20 dwellings). The proposed bylaw also delegates DP issuance within the LAP to the Director of Planning and Development Services – again, similar to comparable form and character permits in the District.

Proposed “Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5156, 2021” would be effective upon adoption.

6.2 Sustainability

The Horseshoe Bay LAP is a significant opportunity to advance a neighbourhood-specific response to the District’s environmental, social, economic, and cultural sustainability objectives. New buildings will meet the District’s leading energy performance standards, create homes for all demographics in proximity to shops, services, public facilities and jobs, and support an active community served by express bus service.

6.3 Public Engagement and Outreach

The amendment bylaws under consideration provide the technical framework to implement the community’s vision. These regulatory tools reflect the two-year LAP engagement process, and they enable the District to begin to accept development applications to implement the plan. No revisions to the previously adopted DP guidelines are proposed, and applications will be reviewed against those comprehensive form and character standards.

Public engagement and outreach were central to all phases of the LAP. A range of in-person and online formats enabled sharing, listening and dialogue to create a plan that reflects the community. Across four phases, over 6,900 pieces of input were received with the large majority (92%) provided by individuals who live and/or work in Horseshoe Bay or the immediately surrounding neighbourhoods. The neighbourhood zones under consideration are the result of this engagement process.

6.4 Other Communication, Consultation, and Research

Staff from the Engineering and Transportation and Fire and Rescue Services departments provided input to the proposed zones. Should Council give these bylaws reading(s), as recommended in this report, the proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5155, 2021 would move to a public hearing, in accordance with statutory notice and procedures.

7.0 Options

7.1 Recommended Option

That Council give reading(s) to the proposed Zoning and Development Procedures amendment bylaws and set the date for a public hearing and concurrent public meeting.

7.2 Considered Options

- a) Give reading(s) to the proposed amendment bylaws and set an alternative date (to be specified) for a public hearing;
- b) Defer consideration pending the receipt of additional information (to be specified);
- c) Provide alternative direction (to be specified); or
- d) Reject the proposed bylaw amendments.

8.0 Conclusion

The Horseshoe Bay neighbourhood zones enable the missing middle forms of ground-oriented housing envisioned by the Local Area Plan and Design Guidelines. They build on the two-year planning and engagement process that led to the plan adoption. Staff recommend these bylaw amendments as the first step towards implementation of the plan.

Author:



Courtney Miller, Senior Urban Design Planner

Concurrence



David Hawkins, Senior Manager of Community Planning & Sustainability

Appendix A: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5155, 2021
Appendix B: Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5156, 2021



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5155, 2021**

Effective Date:

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5155, 2021

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District of West Vancouver

Zoning Bylaw No. 4662 2010, Amendment Bylaw No. 5155, 2021

A bylaw to introduce neighbourhood residential zones in accordance with the Horseshoe Bay Local Area Plan.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, and 5122.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to introduce neighbourhood residential zones in accordance with the Horseshoe Bay Local Area Plan;

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

Part 1 Citation

- 1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5155, 2021.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, provision, paragraph, subparagraph, clause or phrase.

Part 3 Amendment of Regulations

3.1 Zoning Bylaw No. 4662, 2010 is amended by:

3.1.1 Retitling the definition “Amenity unit” to “Amenity unit – Ambleside”.

3.1.2 Adding the definition “Amenity unit – Horseshoe Bay” following the definition “Amenity unit – Ambleside”, referencing section 120.30:

whole or portion of an amenity per the Local Government Act and as allocated at the direction of Council. All dollar references are adjusted on July 1 of each year in accordance with the Statistics Canada Consumer Price Index assessment for All-items for the geography of Greater Vancouver (2020 = 100).

3.1.3 Adding the definition “Building separation” following the definition “Building Permit”:

the distance between principal buildings on a site.

3.1.4 Adding the definition “Dwellings, ground-oriented” following the definition “Dwelling, fourplex”:

two or more principal dwellings—such as infill, multiplexes and rowhouses, each with access to the street, lane or site without the use of common, enclosed stairwells or corridors—that may be on a single lot or subdivided into separate lots.

3.1.5 Adding the definition “Parking space, licensed” following the definition “Parking space”, referencing section 144.01:

a parking space located completely or partially on District lands and licensed for this use.

3.1.6 Deleting the definition “Site area” in its entirety and replacing with the following, referencing section 120.23:

the total horizontal area within the site lines for the purposes of subdivision, floor area ratio and site coverage calculations.

- 3.1.7 Deleting the definition “Site width” in its entirety and replacing with the following, referencing section 120.25:

the horizontal distance between the side site lines. For lots with single family, duplex, or ground-oriented dwelling uses, site width is measured at the minimum front yard setback.

- 3.2 Zoning Bylaw No. 4662, 2010 is amended by:

- 3.2.1 Deleting section 120.06 in its entirety and replacing with the following:

A building on a through site shall provide a front yard on each street, except where otherwise permitted in this Zoning Bylaw.

- 3.2.2 Adding section 120.30 after section 120.29 as follows:

120.30 Amenity Unit Calculation

- (1) Within the RG-1A Zone, \$45, adjusted annually, for each 0.093 square metre of floor area that is in excess of the greater of:

(a) a floor area ratio of 0.40 for all uses on the site; or

(b) the sum of the:

(i) maximum floor area permitted for the site area in accordance with Section 204.06; and

(ii) lesser floor area excluded for the site area in accordance with Section 130.08(5)(b)(ii).

- (2) Within the RG-1B, RG-2 and RG-3 Zones, \$45, adjusted annually, for each 0.093 square metre of floor area that is in excess of a floor area ratio of 0.50 for all uses on the site.

- 3.2.3 Adding section 130.01(8)(c) after section 130.01(8)(b) as follows:

(c) within the RG-1A, RG-1B, RG-2, RG-3 zones, the accessory building shall be located no less than 1.2 metres from a principal building.

- 3.2.4 Deleting section 130.05(1) in its entirety and replacing with the following:

(1) No more than one secondary suite shall be accessory to each principal dwelling.

- 3.2.5 Retitling section 130.08 with the following:
130.08 Floor Area – Single Family, Duplex and Ground-oriented Dwelling Zones
- 3.2.6 In section 130.08(5), deleting the text “Floor Area counted in 130.08(1) shall exclude the following spaces:” and replacing it with:

For single family and duplex dwelling uses, floor area counted in 130.08(1) shall exclude the following spaces:
- 3.2.7 Adding section 130.08(6) following section 130.08(5):

For ground-oriented dwelling uses, floor area counted in 130.08(1) shall exclude areas for the storage of vehicles and/or bicycles within a principal building, accessory building, and/or accessory structure not to exceed the lesser of:

(a) 20.5 square metres per principal dwelling
(b) 10% of the site area; or
(c) 148.8 square metres total for the site.
- 3.2.8 Retitling section 142 “Parking for uses other than Single Family Dwelling and Duplex Dwelling Uses” to “Parking for uses other than Single-Family, Duplex and Ground-oriented Dwelling Uses”
- 3.2.9 Adding section 143.01(2)(c) following section 143.01(2)(b):

(c) Private garage:

(1) enclosing no more than one vehicle parking space and two bicycle parking spaces;

(2) with each space not less than 1.8 metres length, 0.6 metres width and 1.9 metres vertical clearance;

(3) that meets the minimum standard in Building Bylaw No. 4400, 2004.

3.2.10 Adding section 144 “Parking for Ground-oriented Dwelling Uses”:

144 Parking for Ground-oriented Dwelling Uses

144.01 Parking Requirements

- (1) The minimum parking provided shall be one per principal dwelling.
- (2) All required parking spaces shall be located:
 - (a) on the same site as the main building; and/or
 - (b) for sites within the RG-1B Zone, as a licensed parking space to the satisfaction of the Director of Engineering; and
- (3) The minimum secure bicycle parking provided shall be 2 per principal dwelling.

144.02 Parking Spaces and Aisles

- (1) The minimum size shall be:
 - (a) for a parking space:
 - (i) not less than 2.5 metres width, with an additional 0.2 metres in width on each side that adjoins a wall or other structure over 0.3 metres in height;
 - (ii) notwithstanding (i) above, a column adjoining a parking space does not require additional parking space width, provided that no part of the column is located more than 1.2 metres from either end of the parking space, less than 0.6 metres from the maneuvering aisle, or encroaches upon the parking space;
 - (iii) 5.5 metres length;
 - (b) for a maneuvering aisle, not less than 6.6 metres width.
- (2) Notwithstanding (1) above, parking space and maneuvering aisle size may be provided in accordance with Section 142.04.

- (3) All parking spaces shall be:
 - (a) located where neither a building nor parking space is rendered inaccessible in accordance with Section 142.03;
 - (b) marked and protected in accordance with Section 142.05;
 - (c) provided electric vehicle charging infrastructure in accordance with Section 142.10.
- (4) Secure bicycle parking spaces shall be provided in accordance with Section 143.01.

Part 4 Amendment of Zones

4.1 Zoning Bylaw No. 4662, 2010 is amended by:

4.1.1 Adding section 260 after section 253 as follows:

260 – GROUND-ORIENTED DWELLING ZONES

4.1.2 Adding section 261 after section 260 as follows:

261 – RG-1A Ground-oriented Dwelling Zone 1A

SECTION	REGULATION
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261.01	Permitted Uses
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- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) ground-oriented dwellings
- (f) home based business
- (g) lodgers
- (h) secondary suites
- (i) single family dwelling

261.02	Conditions of Use
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- (1) No building shall include more than one principal dwelling regardless of use;
- (2) Notwithstanding any other provision of Section 261, a site with a principal use of a single family dwelling shall be regulated in accordance with Section 204 of this bylaw

261.03	Site Width
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No site shall have a site width greater than 40 metres

261.04	Site Area
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- (1) Includes the area of any public street or lane dedicated after January 31, 2022; and
- (2) Any inclusions or exclusions in accordance with Section 120.23

261.05 Site Coverage

40% of site area maximum

261.06 Floor Area Ratio

(1) 0.40 maximum floor area ratio;

(2) Notwithstanding (1) above, 0.60 maximum floor area ratio, provided that an amenity unit is provided in accordance with Section 120.30(1)

261.07 Dwelling Size

No principal dwelling, inclusive of any accessory secondary suite, shall exceed 0.30 maximum floor area ratio applied to the largest lot registered prior to January 31, 2022 that comprises the whole or part of the site

261.08 Front Yard

4.57 metres minimum; except 1.52 metres minimum for a front yard adjoining Raleigh Street

261.09 Rear Yard

(1) 4.57 metres minimum;

(2) Notwithstanding (1) above, for a rear yard adjoining Raleigh Street or an opened or unopened lane:

(a) 1.52 metres minimum; and

(b) 0.91 metres minimum for areas of buildings and/or structures used for the storage of vehicles and no higher than 3.05 metres above the grade measured at the adjoining site line

261.10 Side Yard

(1) 1.52 metres minimum;

(2) Notwithstanding (1) above, for a side yard adjoining Raleigh Street or an opened or unopened lane, 0.91 metres minimum for areas of buildings and/or structures used for the storage of vehicles and no higher than 3.05 metres above the grade measured at the adjoining site line

261.11 Yard exception

Notwithstanding other provisions in Section 261 of this bylaw, no minimum yard is required adjoining a site line created on or after January 31, 2022, provided that the site line is not shared with:

- (1) a lot registered:
 - (a) prior to January 31, 2022; or
 - (b) on or after January 31, 2022 with a yard adjoining the site line in accordance with Sections 261.08, 261.09 or 261.10 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane

261.12 Building Separation

1.2 metres minimum

261.13 Building Height

7.62 metres maximum

261.14 Number of Storeys

2 plus basement maximum

261.15 Vehicle Access

Access for parking and garage purposes shall be from the:

- (1) public, open lane where one exists; or
- (2) street by means of a single driveway no more than 4.5 metres width for each site where a public, open lane does not exist

- 4.1.3 The lands shown shaded on the map attached as Schedule A to this bylaw are rezoned from RS 4 – Single Family Dwelling Zone 4 to RG-1A – Ground-oriented Dwelling Zone 1A.

4.1.4 Adding section 262 after section 261 as follows:

262 – RG-1B Ground-oriented Dwelling Zone 1B

SECTION REGULATION

262.01 Permitted Uses

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) duplex dwellings
- (f) ground-oriented dwellings
- (g) home based business
- (h) lodgers
- (i) secondary suites
- (j) single family dwelling

262.02 Conditions of Use

- (1) No building shall include more than one principal dwelling regardless of use;
- (2) Notwithstanding any other provision of Section 262, a site with a principal use of:
 - (a) single family dwelling shall be regulated in accordance with Section 204 of this bylaw; or
 - (b) duplex dwellings shall be regulated in accordance with Section 252 of this bylaw

262.03 Site Width

No site shall have a site width greater than 40 metres

262.04 Site Area

- (1) Includes the area of any public street or lane dedicated after January 31, 2022; and
- (2) Any inclusions or exclusions in accordance with Section 120.23

262.05 Site Coverage

40% of site area maximum

262.06 Floor Area Ratio

- (1) 0.50 maximum floor area ratio;
- (2) Notwithstanding (1) above, 0.60 maximum floor area ratio, provided that an amenity unit is provided in accordance with Section 120.30(2)

- 262.07 Dwelling size**
No principal dwelling, inclusive of any accessory secondary suite, shall exceed 0.30 maximum floor area ratio applied to the largest lot registered prior to January 31, 2022 that comprises the whole or part of the site
- 262.08 Front Yard**
0.30 metres minimum
- 262.09 Rear Yard**
4.57 metres minimum
- 262.10 Side Yard**
1.52 metres minimum
- 262.11 Yard exception**
Notwithstanding other provisions in Section 262 of this bylaw, no minimum yard is required adjoining a site line created on or after January 31, 2022, provided that the site line is not shared with:
(1) a lot registered:
 (a) prior to January 31, 2022; or
 (b) on or after January 31, 2022 with a yard adjoining the site line in accordance with Sections 262.08, 262.09 or 262.10 of this bylaw; or
(2) an open or un-opened public street right-of-way including a lane
- 262.12 Building Separation**
1.2 metres minimum; except that no minimum separation is required for buildings within 22.9 metres of the front site line
- 262.13 Building Height**
7.62 metres maximum
- 262.14 Number of Storeys**
2 plus basement maximum

262.15 Vehicle Access

Access for parking and garage purposes shall be from the:

- (1) public, open lane where one exists; or
- (2) street by means of a single driveway no more than 4.5 metres width for each site where a public, open lane does not exist

4.1.5 The lands shown shaded on the map attached as Schedule B to this bylaw are rezoned from RD 2 – Duplex Dwelling Zone 2 to RG-1B – Ground-oriented Dwelling Zone 1B.

4.1.6 Adding section 263 after section 262 as follows:

263 – RG-2 Ground-oriented Dwelling Zone 2

SECTION REGULATION

263.01 Permitted Uses

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) duplex dwellings
- (f) ground-oriented dwellings
- (g) home based business
- (h) lodgers
- (i) secondary suites
- (j) single family dwelling

263.02 Conditions of Use

Notwithstanding any other provision of Section 263, a site with a principal use of:

- (1) single family dwelling shall be regulated in accordance with Section 204 of this bylaw; or
- (2) duplex dwellings shall be regulated in accordance with Section 252 of this bylaw

263.03 Site Width

No site shall have a site width greater than 40 metres

263.04 Site Area

- (1) Includes the area of any public street or lane dedicated after January 31, 2022; and
- (2) Any inclusions or exclusions in accordance with Section 120.23

263.05 Site Coverage

55% of site area maximum

263.06 Floor Area Ratio

(1) 0.50 maximum floor area ratio;

(2) Notwithstanding (1) above, 0.80 maximum floor area ratio, provided that:

(a) an amenity unit is provided in accordance with Section 120.30(2); and

(b) dedication of all portions of the site within 3.05 metres of the rear site line, or to the satisfaction of the Director of Engineering, for the purposes of an open or unopened lane unless:

(i) an open, public lane of no more than 6.1 metres width, sufficient to provide access to the site exists on January 31, 2022; or

(ii) this portion of the site has been previously dedicated in accordance with this bylaw

263.07 Dwelling size

No principal dwelling, inclusive of any accessory secondary suite, shall exceed 0.30 maximum floor area ratio applied to the largest lot registered prior to January 31, 2022 that comprises the whole or part of the site

263.08 Front Yard

4.57 metres minimum

263.09 Rear Yard

(1) 4.57 metres minimum;

(2) Notwithstanding (1) above, for a rear yard adjoining an opened or unopened lane:

(a) 1.52 metres minimum; and

(b) 0.91 metres minimum for areas of buildings and/or structures used for the storage of vehicles and no higher than 3.05 metres above the grade measured at the adjoining site line

263.10 Side Yard

- (1) 1.52 metres minimum;
- (2) notwithstanding (1) above, for a side yard adjoining an opened or unopened lane, 0.91 metres minimum for areas of buildings and/or structures used for the storage of vehicles and no higher than 3.05 metres above the grade measured at the adjoining site line

263.11 Yard exception

Notwithstanding other provisions in Section 263 of this bylaw, no minimum yard is required adjoining a site line created on or after January 31, 2022, provided that the site line is not shared with:

- (1) a lot registered:
 - (a) prior to January 31, 2022; or
 - (b) on or after January 31, 2022 with a yard adjoining the site line in accordance with Sections 263.09, 263.10 or 263.11 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane

263.12 Building Height

7.62 metres maximum

263.13 Number of Storeys

2 plus basement maximum

263.14 Vehicle Access

Access for parking and garage purposes shall be from the:

- (1) public, open lane where one exists; or
- (2) street by means of a single driveway no more than 4.5 metres width for each site where a public, open lane does not exist

- 4.1.1 The lands shown shaded on the map attached as Schedule C to this bylaw are rezoned from RS 4 – Single Family Dwelling Zone 4 and RD 2 – Duplex Dwelling Zone 2 to RG-2 – Ground-oriented Dwelling Zone 2.

4.1.2 Adding section 264 after section 263 as follows:

264 – RG-3 Ground-oriented Dwelling Zone 3

SECTION	REGULATION
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264.01	Permitted Uses
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- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) duplex dwellings
- (f) ground-oriented dwellings
- (g) home based business
- (h) lodgers
- (i) secondary suites
- (j) single family dwelling

264.02	Conditions of Use
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Notwithstanding any other provision of Section 264, a site with a principal use of:

- (1) single family dwelling shall be regulated in accordance with Section 204 of this bylaw; or
- (2) duplex dwellings shall be regulated in accordance with Section 252 of this bylaw

264.03	Site Width
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No site shall have a site width greater than 40 metres

261.04	Site Area
---------------	------------------

- (1) Includes the area of any public street or lane dedicated after January 31, 2022; and
- (2) Any inclusions or exclusions in accordance with Section 120.23

264.05	Site Coverage
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55% of site area maximum

264.06 Floor Area Ratio

- (1) 0.50 maximum floor area ratio;
- (2) Notwithstanding (1) above, 1.00 maximum floor area, provided that an amenity unit is provided in accordance with Section 120.30(2)

264.07 Dwelling Size

No principal dwelling, inclusive of any accessory secondary suite, shall exceed 0.30 maximum floor area ratio applied to the largest lot existing prior to January 31, 2022 that comprises the whole or part of the site

264.08 Front Yard

4.57 metres minimum

264.09 Rear Yard

- (1) 4.57 metres minimum;
- (2) Notwithstanding (1) above, for a rear yard adjoining an opened or unopened lane:
 - (a) 1.52 metres minimum; and
 - (b) 0.91 metres minimum for areas of buildings and/or structures used for the storage of vehicles and no higher than 3.05 metres above the grade measured at the adjoining site line

264.10 Side Yard

- (1) 1.52 metres minimum;
- (2) Notwithstanding (1) above, for a side yard adjoining an opened or unopened lane, 0.91 metres minimum for areas of buildings and/or structures used for the storage of vehicles and no higher than 3.05 metres above the grade measured at the adjoining site line

264.11 Yard exception

Notwithstanding other provisions in Section 264 of this bylaw, no minimum yard is required adjoining a site line created on or after January 31, 2022, provided that the site line is not shared with:

- (1) a lot registered:
 - (a) prior to January 31, 2022; or
 - (b) on or after January 31, 2022 with a yard adjoining the site line in accordance with Sections 264.08, 264.09 or 264.10 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane

264.12 Building Height

10.67 metres maximum

264.13 Number of Storeys

3 plus basement maximum

264.14 Vehicle Access

Access for parking and garage purposes shall be from the:

- (1) public, open lane where one exists; or
- (2) street by means of a single driveway no more than 4.5 metres width for each site where a public, open lane does not exist

4.1.3 The lands shown shaded on the map attached as Schedule D to this bylaw are rezoned from RS 5 – Single Family Dwelling Zone 5 and RD 2 – Duplex Dwelling Zone 2 to RG-3 – Ground-oriented Dwelling Zone 3.

4.2 Zoning Bylaw No. 4662, 2010 is amended by

4.2.1 Within sections 701.02(2), 701.03(1), and 701.03(2), deleting each instance of “amenity unit” and replacing it with “amenity unit – Ambleside”.

Part 5 Effective Date

5.1 Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5155, 2021 shall be effective on January 31, 2022.

Schedules

Schedule A – RG-1A Amendment to Zoning Maps

Schedule B – RG-1B Amendment to Zoning Maps

Schedule C – RG-2 Amendment to Zoning Maps

Schedule D – RG-3 Amendment to Zoning Maps

READ A FIRST TIME on

PUBLICATION OF NOTICE OF PUBLIC HEARING on

PUBLIC HEARING HELD on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer

Schedule A – RG-1A Amendment to Zoning Maps

Amendment to Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2 – Zoning Maps.

Sketch plan showing the area to be rezoned to RG-1A.



Schedule B – RG-1B Amendment to Zoning Maps

Amendment to Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2 – Zoning Maps.

Sketch plan showing the area to be rezoned to RG-1B.



Schedule C – RG-2 Amendment to Zoning Maps

Amendment to Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2 – Zoning Maps.

Sketch plan showing the area to be rezoned to RG-2.



Schedule D – RG-3 Amendment to Zoning Maps

Amendment to Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2 – Zoning Maps.

Sketch plan showing the area to be rezoned to RG-3.





District of West Vancouver

**Development Procedures Bylaw
No. 4940, 2017,
Amendment Bylaw No. 5156, 2021**

Effective Date:

District of West Vancouver

**Development Procedures Bylaw
No. 4940, 2017,
Amendment Bylaw No. 5156, 2021**

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District of West Vancouver

Development Procedures Bylaw No. 4940 2017, Amendment Bylaw No. 5156, 2021

A bylaw to define development permit procedures in accordance with the Horseshoe Bay Local Area Plan.

Previous amendments: Amendment bylaws 5029, 5043, 5073, 5077 and 5109.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to define development permit procedures in accordance with the Horseshoe Bay Local Area Plan;

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

Part 1 Citation

- 1.1 This bylaw may be cited as Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5156, 2021.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, provision, paragraph, subparagraph, clause or phrase.

Part 3 Amendment of Regulations

3.1 Development Procedures Bylaw No. 4940, 2017 is amended by:

3.1.1 Deleting the definition “Minor Development Permit” in its entirety and replacing with the following:

“Minor Development Permit” means a development permit for:

- Duplex Areas BF-B11;
- Detached Secondary Suite (Coach House) BF-B3.1;
- Natural Environment Areas NE 5 and NE13;
- Sites with Difficult Terrain NE6 where as part of the development three or fewer lots are or will be created; and
- Neighbourhood Designated areas within the Horseshoe Bay Local Area Plan;

all as identified in the Official Community Plan;

3.1.2 Deleting the text and table in Section 19.1, and inserting the following text and table:

Council delegates to the Director the authority to consider, issue, and/or refuse the types of permits listed in the table below, in accordance with the conditions set out in sections 19.7 to 19.19 below.

Permit Type	Purpose	Development Permit Area Designation
Development Permits	Multiple Family Areas, Commercial Areas, New Neighbourhood Areas, Natural Environment and Upper Lands Areas, excluding Development Permits delegated elsewhere in this bylaw.	BF-B4, B5, B7, B8, B9, B10, B12, B13, B14, BF-C3, C5, C6, C8, C9, C10, BF-D1, D4, NE5, NE6, UL8, UL9, Horseshoe Bay Local Area Plan
Development Permit	Detached Secondary Suite (Coach House)	BF-B3.1
Development Permit	Duplex	BF-B11
Heritage Alteration Permit	Heritage conservation in the LCHCA	HE 6
Development Permit	Wildfire Hazard areas	NE 1
Development Permit	Sites with difficult terrain	NE 6
Development Permit	Watercourse protection and enhancement areas	NE 13
Development Permit	Future Neighbourhoods	UL 8
Development Permit	Form and character regulation of intensive residential, multifamily and commercial development in Rodgers Creek	UL 8.1
Development Permit	Limited Use and Recreation Area	UL 9
Development Permit	Neighbourhood Designated areas	Horseshoe Bay Local Area Plan
Permit Type	Purpose	Zoning Bylaw
Temporary Use Permit	Temporary uses and buildings	s.120.15
Strata Conversion for Previously Occupied Buildings	Strata conversion of amenity space based on Section 120.21 (3) of the Zoning Bylaw	s. 120.21 (3)

3.1.3 Adding section 19.19 after section 19.18 as follows:

Horseshoe Bay Development Permit

19.19 Development in respect of Neighbourhood Designated areas within the Horseshoe Bay Local Area Plan may be issued by the Director if the proposed development:

19.19.1 complies with the applicable guidelines; and either

19.19.2 conforms to the Zoning Bylaw, or

19.19.3 requires variance(s) to the Zoning Bylaw that, in the opinion of the Director, addresses the contextual urban environment, natural features, or neighbouring development.

READ A FIRST TIME on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer