



District of West Vancouver

**Official Community Plan Bylaw No. 4985, 2018,
Amendment Bylaw No. 5301, 2024**

Effective Date:

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024

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District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024

A bylaw to amend the Official Community Plan to include 5375 Headland Drive (Caulfeild Shopping Centre) within Development Permit Area BF-C 8 “Local Commercial Sites” and to create the Caulfeild Ground-Oriented Housing Development Permit Area Designation BF-B17.

Previous amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5135, 5128, 5172, 5321 and 5222.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Official Community Plan to include 5375 Headland Drive within the “Local Commercial Sites” development permit area and to create the Caulfeild Ground-Oriented Housing Development Permit Area;

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 Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024.

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, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amendment to Section 2 [Community Wide Directions]

- 3.1 Section 2 of Official Community Plan Bylaw No. 4985, 2018, is amended by:
- 3.1.1 Deleting policy 2.1.22 “Create new regulations prior to 2022 that replace expiring Land Use Contracts, meet community housing needs, and respond to neighbourhood context and character” and renumbering remaining policies accordingly.

Part 4 Amends Schedule ii: Area-Specific Policies & Guidelines

- 4.1 Schedule ii of Official Community Plan Bylaw No. 4985, 2018 is amended as follows:
- 4.1.1 By amending Policy BF-C 8 “Local Commercial Sites” as follows:
 - (a) Add 5375 Headland Way, PID 008-529-906, and legally described as LOT D DISTRICT LOT 773 PLAN 21440 as a designated property of the Development Permit Area.
 - 4.1.2 By amending the key map of Commercial Development Permit Area Designation Map BF-C 8 on page 62 by:
 - (a) adding “5375 Headland Way” as a Local Commercial Site on the map;
 - (b) deleting “Caulfeild Neighbourhood Centre” from the map; and
 - (c) updating the legend by deleting “Commercial Land Use Contract Area (Not D.P.A)”
 - 4.1.3 By amending the key map of Residential Area Designations by adding “Caulfeild Ground-Oriented Housing” to the map legend and identifying the location of the Development Permit Area on the map.
 - 4.1.4 By adding “Policy BF-B17” as follows:
 - (a) “Promote the siting and design of attached ground-oriented housing in the Caulfeild zone that integrates with the neighbourhood context and meets a high quality of

building and landscape design to create an attractive, residential streetscape.”

- 4.1.5 By adding “Caulfeild Ground-Oriented Housing Development Permit Area Designation BF-B17” as illustrated by the map in **Schedule A** attached to this bylaw.

Part 5 Adds Development Permit Guidelines for Caulfeild Ground-Oriented Housing

- 5.1 Schedule ii Area Specific Policies & Guidelines to the Official Community Plan Bylaw No. 4985, 2018 is further amended as follows:
 - 5.1.1 By adding “Guidelines BF-B17” for ground-oriented housing, as described in **Schedule B** as attached to this bylaw.

Part 6 Amends Schedule iii: Glossary

- 6.1 Schedule iii of Official Community Plan Bylaw No. 4985, 2018 is amended by deleting the definition of “Land Use Contract (LUC)” as follows:

“Land Use Contract (LUC)	Agreement between an owner and the District—registered against the title of a property in the 1970s and binding on future owners—that will be terminated in accordance with more recent Provincial regulation.”
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Part 7 Effective Date

- 7.1 Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5301, 2024 will be effective on June 30, 2024.

Schedules

- Schedule A – Development Permit Area Designation BF-B17
- Schedule B – Built Form Guidelines BF-B17

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date].

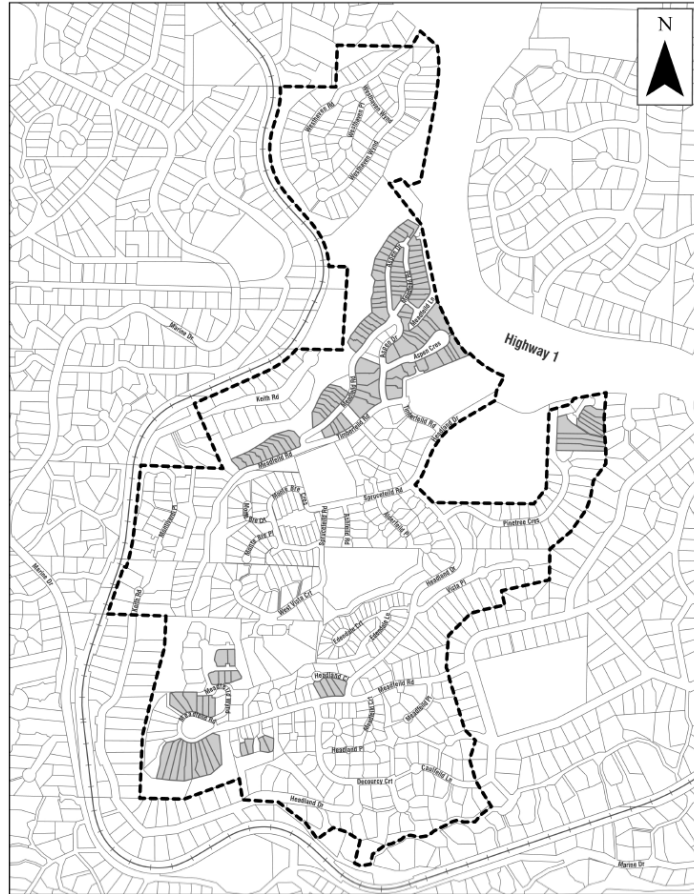
Mayor

Corporate Officer

Schedule A – Development Permit Designation BF-B17

Amendment to Official Community Plan Bylaw No. 4985, 2018, Schedule A, Schedule ii, Area-Specific Policies & Guidelines.

The area shown shaded on the map below is designated as the Development Permit Area BF-B17.



Category:	Local Government Act s. 488(1)(e)
Conditions:	The Development Permit Area designation is warranted to provide for the compatibility of ground-oriented housing units within the former Caulfeild Land Use Contract area.
Objectives:	<ul style="list-style-type: none"> To integrate attached residential development with existing site features, and the built form and character of the surrounding area; and To promote a high standard of design, construction and landscaping.
Guidelines Schedule:	Guidelines BF-B17 shall apply.
Exemption: Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. is for the renovation of or small addition to a dwelling unit; 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 the requirements of the Zoning Bylaw, and conforms to Guidelines BF-B17.

Schedule B – Built Form Guidelines BF-B17

I. CONTEXT AND CHARACTER

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

II. BUILDING DESIGN

- a. Buildings and structures should demonstrate variety in terms of form and character, architecture massing and roof forms while maintaining a cohesive approach to the overall design.
- b. Special attention should be taken along shared property lines where possible to address screening and mitigate privacy and overlook impacts.
- c. Roof forms should be designed to reduce the appearance of height, such as varied forms, large overhangs, or integrated with roof slope.
- d. Finishing materials should be varied and of natural materials to provide interest and texture and should be coordinated with adjacent development.
- e. Balconies and decks should be screened and located to provide privacy and minimize overlook onto neighbouring properties.
- f. All dwelling units should have access to adequate indoor storage areas, including convenient and secure bicycle storage.

III. LANDSCAPE DESIGN

- a. Each unit should be provided with private outdoor space.
- b. Exposed concrete walls or parkades should be faced with natural stone to blend them into the landscape.
- c. The area between a public street and private space should be designed as a transitional area that is visually interesting to pedestrians while clearly privately owned rather than walled or fenced off from public view.
- d. Plant materials should create a lush natural garden environment with some ornamental character, however, should promote sustainability overall through the use of native and drought tolerant plants and the integration of storm water management strategies such as a rain garden.
- e. The landscape design should enhance the neighbourhood, compliment the development and reduce the apparent mass of buildings.

- f. Healthy trees and landscaping should be retained and protected where appropriate. Opportunities for transplanting existing landscaping materials and integrating them into the new design is encouraged.
- g. Special attention should be taken along property lines where possible to address screening and maximize tree retention between adjacent properties. Additional screening and landscaping should be supplemented where required to provide additional privacy to adjacent residents.
- h. Glare and light spill of exterior or ground level lighting to surrounding properties should be minimized.

IV. CIRCULATION AND PARKING

- a. All required parking shall be located within attached garages designed to have a positive presence on the streetscape.
- b. Street-oriented units should have principal pedestrian access from the street.
- c. Areas for the storage of garbage and recycling should be located and screened to minimize their visibility from the street.