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District of West Vancouver

**Official Community Plan Bylaw No. 4360, 2004
Amendment Bylaw No. 4643, 2010**

Effective Date:

District of West Vancouver

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Amendment Bylaw No. 4643, 2010**

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for 'pilot projects' as a means of developing and evaluating possible prototypes for new infill housing for the purposes of informing future policy, regulations and processes;

NOW THEREFORE, the Council 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. 4360, 2004, Amendment Bylaw No. 4643, 2010.

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, subsequent paragraph, subparagraph, clause or phrase.

Part 3 Amends Policy Section 3 [Housing]

- 3.1 Schedule A to Official Community Plan Bylaw No. 4360, 2004 is amended in 'Policy Section 3 Housing' as follows:
- 3.1.1 Under the subsection titled "The Challenge of Change" on page 47;
- (a) in the third paragraph, by amending the last sentence to read as follows:
- "As a consequence,*
- *this Plan provides focused and limited opportunities for residential redevelopment in existing neighbourhoods;*
 - and*
 - *the concerns expressed in 2004 became the basis for a comprehensive and community-wide dialogue on housing that took place in 2007-2008."*

- (b) by replacing the last paragraph with the following:

“The Plan recognizes certain potential opportunities for new housing development within specific areas or on individual sites as set out in Policy H3. In addition, site specific zoning amendments may be possible in limited circumstances for other sites that present unique opportunities and that meet the conditions set out in Policy H3. Following is an overview of the community-wide dialogue on housing that took place in 2007-2008.”

- 3.1.2 By adding after the subsection titled “The Challenge of Change” (page 47) a new subsection as follows:

“The Community Dialogue on Neighbourhood Character and Housing

Since 2005, the District has prepared and updated a series of 15 reports on demographic and population trends, known as ‘West Vancouver Facts and Stats’ – to provide the basis for an informed discussion of housing issues in the community.

During 2007, the concept of a housing dialogue evolved into a broader dialogue on neighbourhood character and housing – recognizing that the ability to introduce new housing opportunities in West Vancouver was tied to community acceptance of some kind of change to single-family neighbourhoods. This broader focus also enabled the exploration of related issues, such as the impacts of new single-family house construction in established neighbourhoods, and the loss of natural features and built heritage through site alteration and demolition.

The Community Dialogue on Neighbourhood Character and Housing was a process of ‘people talking to people’ about the future of their neighbourhoods, and issues related to housing choice and affordability. Led by a Council-appointed Working Group of West Vancouver residents, the ‘Community Dialogue’ provided a year-long forum for engaging the community in developing its own policy directions for housing and neighbourhood character.

The Community Dialogue confirmed community support for taking proactive steps in implementing the Plan’s vision for a sustainable community – through policy and regulatory tools, to enable the provision of new housing types and stronger measures to protect the character of West Vancouver’s distinctive neighbourhoods; and through ‘pilot projects’, to demonstrate and evaluate new housing types.”

3.1.3 By adding a new Policy H 4.1 as follows:

“Allow for the examination of new housing prototypes in Existing Neighbourhoods through a District of West Vancouver led housing pilot program which:

- (a) would allow for new housing prototypes consistent with the community’s desire for improved housing choice, for housing that is sympathetic to a site’s natural features and minimizes site alteration, and for housing designed to fit with established neighbourhood character;*
- (b) would involve the selection of project(s) by Council following a formal open selection process;*
- (c) would include a formal evaluation of projects upon completion of construction to understand the effectiveness of a project in meeting community objectives and to inform the development of policies, regulations and processes related to housing and neighbourhood character;*
- (d) may include projects which require a rezoning, development permit, and/or variance permit, in which case the approval process provided for in the Local Government Act shall apply and no amendment of this Official Community Plan shall be required; and*
- (e) provide opportunities for public involvement including, but not limited to, access to project information, site tours upon completion, and participation in the evaluation process.*

READ A FIRST TIME on June 7, 2010

PUBLIC HEARING HELD on June 28, 2010

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Municipal Clerk