



## **Notice of Consideration on July 6, 2026**

### **Proposed Zoning Bylaw Amendment to Amend RG Zone Density Bonus Definitions**

**To amend the RG zone density bonus definitions to align with the Ambleside zone density bonus scheme and recent changes to the *Local Government Act*.**

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## **Public Information Binder**

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# NOTICE OF WAIVER OF A PUBLIC HEARING

## Proposed Zoning Bylaw Amendment to Amend RG Zone Density Bonus Definitions

**WHAT AND WHEN:** Council is scheduled to consider proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5469, 2026 at the 6 p.m. regular Council meeting on July 6, 2026.

**WHERE:** Municipal Hall Council Chamber, 750 17th Street, and via electronic communication facilities

**SUBJECT LANDS:** The subject lands include a total of 130 parcels in the following zones: RG-1A, RG-1B, RG-2, and RG-3.

**PROPOSED ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 5469, 2026:**

would amend the RG zone density bonus definitions to align with the Ambleside (AC) zone density bonus scheme and recent changes to the *Local Government Act*.

**WAIVER OF PUBLIC HEARING:** Pursuant to s. 464(2) of the *Local Government Act*, the District has waived holding a public hearing regarding the proposed bylaw as it is consistent with the Official Community Plan.

**QUESTIONS?** More information on the proposed bylaw, including staff reports and other supporting documents, may be viewed at [westvancouver.ca/news/notices](https://westvancouver.ca/news/notices) and at Municipal Hall from June 24 to July 6, 2026 during business hours, 8:30 a.m. to 4:30 p.m., Monday to Friday, excluding statutory holidays.

**staff contact:** Winnie Yip, Senior Community Planner  
[wyip@westvancouver.ca](mailto:wyip@westvancouver.ca) | 604-925-7238

**email:** [correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca)

**mail:** address to Legislative Services, 750 17th Street, West Vancouver BC V7V 3T3

**drop-box:** address to Legislative Services; *boxes located at the north and west entrances to Municipal Hall*

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**District of West Vancouver**

**Proposed Zoning Bylaw Amendment to  
Amend RG Zone Density Bonus Definitions**

**Scheduled for Public Consideration at the  
July 6, 2026 Council Meeting**

File: 1610-20-5469

<b>REPORTS TO COUNCIL</b>			
<b>REPORT TITLE</b>	<b>REPORT DATED</b>	<b>RECEIVED AT COUNCIL MEETING</b>	<b>#</b>
Memorandum: Amendments to RG zone density bonus definitions	May 28, 2026	June 8, 2026	R-1

<b>WRITTEN SUBMISSIONS</b>		
<b>SUBMISSION AUTHOR</b>	<b>SUBMISSION DATED</b>	<b>#</b>
None to date.		

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COUNCIL AGENDA	
Date: <u>JUN 18 / 2026</u>	Item: <u>71</u>



## MEMORANDUM

Date: May 28, 2026  
 To: Council  
 From: Winnie Yip, Senior Community Planner  
 Subject: **Amendments to RG zone density bonus definitions**

### RECOMMENDATION:

THAT

1. *proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5469, 2026" be considered for first, second, and third readings on July 6, 2026; and*
2. *the public hearing for the proposed bylaw be waived, and notice be given of its scheduled consideration.*

This memorandum recommends amendments to the Zoning Bylaw affecting the Horseshoe Bay Ground-Oriented zones (RG-1A, RG-1B, RG-2, and RG-3) to make it consistent with the Ambleside (AC) zone density bonus scheme and recent changes to the *Local Government Act*.

#### Applicable Legislation:

- *Local Government Act s.482* regarding density benefits for amenities
- *Local Government Act s. 464* regarding public hearing requirements
- *Transportation Act s.52* regarding Ministry of Transportation and Transit review of Zoning Bylaws

#### Analysis:

Bill 16 amended the density bonus zoning provisions in section 482 of the *Local Government Act*, including to require that density bonus zoning bylaws provide the option for developers to deliver community amenity contributions in-kind or to provide cash-in-lieu of the amenity contribution. The RG zones currently reference cash amenity contributions as the only option for unlocking extra density, so staff are recommending amendments to explicitly provide the option for in-kind amenity delivery.

The proposed Zoning Bylaw Amendment Bylaw No. 5469, 2026 is intended to:

- Clarify and update references to amenity unit provisions within the RG zones; and
- Ensure that the zoning bylaw explicitly provides the option for in-kind amenity contributions, including amenity units, consistent with Bill 16.


The proposed amendments do not change density, development potential, or financial contribution expectations (i.e., amenity unit rates or dollar values). They do not represent a shift in policy direction. Given the scale and form of development possible within the RG zones, any individual project is unlikely to be large enough to provide standalone in-kind amenities and will therefore most likely continue to provide cash-in-lieu. The amendments are unlikely to affect how amenities are actually provided: developers pay cash into a reserve fund which the District uses to provide amenities.

The amendments are consistent with the Official Community Plan and therefore a Public Hearing is not required, as per s.464(2) of the *Local Government Act*. Given the administrative nature of this amendment, a public hearing is not recommended.

A referral to the Ministry of Transportation and Transit for review of the amendments is required, after third reading, as per s. 52 of the *Transportation Act*, as the RG zones are located within a radius of 800 metres from a highway interaction (i.e., “controlled area”).

These updates are recommended to ensure clarity in how the density bonus scheme operates for RG zones, and ensure compliance with enabling legislation. Again, staff do not anticipate a substantive impact on development outcomes or revenues received. It is recommended that Council set the date to consider the Zoning Bylaw Amendment Bylaw No. 5469, 2026 for first, second and third readings on July 6, 2026.

Author:   
\_\_\_\_\_  
Winnie Yip, Senior Community Planner

Concurrence:   
\_\_\_\_\_  
David Hawkins, Senior Manager of Community Planning and Sustainability

Appendices:

Appendix A: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5469, 2026



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,  
Amendment Bylaw No. 5469, 2026**

Effective Date:

District of West Vancouver

# **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5469, 2026**

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District of West Vancouver

## **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5469, 2026**

A bylaw to provide greater clarity to Horseshoe Bay area amenity units in the RG zones to remain consistent with Provincial legislation.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for Zoning Bylaw amendments in response to Provincial requirements on density benefits zoning bylaws;

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. 5469, 2026.

### **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 of Regulations

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

- 3.1.1 Deleting the existing definition for “Amenity Unit – Horseshoe Bay” in Section 110, and replacing it with the following, referencing Sections 261.06, 262.06, 263.06, and 264.06.

shall mean each portion of an amenity, which portion has a fair market value of:

For residential buildings within the RG-1A Zone, \$45 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 maximum floor area permitted for the site area in accordance with Section 204.06, and the lesser floor area excluded for the site area in accordance with Section 130.08(5)(b)(ii).

For residential buildings within the RG-1B, RG-2 and RG-3 Zones, \$45 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.

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).

- 3.1.2 Deleting Section 120.30 “Amenity Unit Calculation” in its entirety.

- 3.1.3 Deleting the existing regulation in Section 261.06(2) and replacing it with the following:

(2) Notwithstanding (1) above, 0.60 maximum floor area ratio, provided that an Amenity Unit – Horseshoe Bay is provided to the District at no cost to the District.

- 3.1.4 Deleting the existing regulation in Section 262.06(2) and replacing it with the following:

(2) Notwithstanding (1) above, 0.60 maximum floor area ratio, provided that an Amenity Unit – Horseshoe Bay is provided to the District at no cost to the District.

- 3.1.5 Deleting the existing regulation in Section 263.06(2)(a) and replacing it with the following:

(a) an Amenity Unit – Horseshoe Bay is provided to the District at no cost to the District; and

3.1.6 Deleting the existing regulation in Section 264.06(2) and replacing it with the following:

(2) Notwithstanding (1) above, 1.00 maximum floor area, provided that an Amenity Unit – Horseshoe Bay is provided to the District at no cost to the District.

PUBLICATION OF NOTICE OF CONSIDERATION on [Date]

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

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Mayor

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Corporate Officer

7(presentation).

# Zoning Bylaw Amendment Bylaw No. 5469, 2026

## Amendments to RG zone density bonus definitions

David Hawkins, Senior Manager, Community Planning and Sustainability  
Council Meeting, June 8, 2026

## Legislative requirement

- Bill 16 (Housing Statutes Amendment Act) amended the LGA in 2024
- “Density bonus” zoning provisions should provide an option for developers to either provide the amenity (built) or cash-in-lieu
- In WV, “density bonus” provisions are available in the AC (Ambleside) and RG (Horseshoe Bay) zones
- The RG zone Amenity Unit provisions does not explicitly provide the option for (built) amenity vs. cash-in-lieu → amendment is proposed to mirror AC zone Amenity Unit definition

## Administrative change only

- Amendment clarifies and updates text definitions and references to amenity unit provisions in the RG zones
- No change to the allowed residential floor area or sq ft dollar rate in RG zones
- Housekeeping is proposed to be on-side with legislation
- Amendment is expected to be “immaterial” in practice: cash-in-lieu option is likely preferred, given that the modest scale / form of development in the RG zones does not realistically enable “built” amenities
- Housekeeping amendment for legislative compliance only and compliant with OCP – Public Hearing is therefore not required by the LGA

# Recommendation

*THAT*

- 1. proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5469, 2026” be considered for first, second, and third readings on July 6, 2026; and*
- 2. the public hearing for the proposed bylaw be waived, and notice be given of its scheduled consideration.*