



District of West Vancouver

Density Bonus Reserve Fund Bylaw No. 5453, 2026

Effective Date: June 22, 2026

District of West Vancouver

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District of West Vancouver

Density Bonus Reserve Fund Bylaw No. 5453, 2026

A bylaw to establish a reserve for money received under section 482.3 of the Local Government Act in relation to the conservation or provision of amenities through density bonus zoning.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to establish a reserve fund to be known as the Density Bonus Reserve Fund;

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 Density Bonus Reserve Fund Bylaw No. 5453, 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 Definitions

- 3.1 In this bylaw:

"Amenities" includes one or more of the following:

- (a) Adaptable design features in excess of those required by District bylaws or Provincial regulation,
- (b) Arts and cultural facilities,
- (c) Child care facilities,
- (d) Community meeting or activity spaces,

- (e) Heritage conservation,
- (f) Parks and environment enhancements,
- (g) Public art,
- (h) Public parking in excess of that required by District bylaws,
- (i) Public realm enhancements beyond the centerline of the adjacent street, and
- (j) Sustainability features in excess of those required by District bylaws or Provincial regulation;

"District" means the District of West Vancouver;

"Fund" means the Density Bonus Reserve Fund established by this bylaw; and

"Prevailing Rate" means, for any given year, the average annual rate of interest earned on funds invested by the Financial Officer on behalf of the District.

Part 4 Terms of the Fund

4.1 Establishment of Fund

A reserve fund to be known as the Density Bonus Reserve Fund is hereby established under section 188 of the Community Charter.

4.2 Purpose of Fund

The purpose of the Fund is:

- (a) to receive and hold money paid to the District under section 482.3 of the *Local Government Act* instead of the provision or conservation of amenities; and
- (b) to provide for the expenditure of that money for the conservation or provision of amenities.

4.3 Deposits to Fund

The following must be paid into the Fund:

- (a) money received by the District under section 482.3 of the Local Government Act instead of the provision or conservation of amenities;
- (b) interest allocated to the Fund under section 4.4; and
- (c) any other amounts that Council directs to be paid into the Fund.

4.4 Interest

Money in the Fund must be invested in accordance with the District's investment policies and practices, and interest earned on the Fund, calculated at the Prevailing Rate on the average annual balance of the Fund, must be credited to the Fund.

4.5 Use of the Fund

Money in the Fund, together with interest on it, may be used only for the following:

- (a) to pay the capital costs of conserving or providing amenities;
- (b) to pay principal and interest on a debt incurred by a local government as a result of an expenditure under section 4.5.1;
- (c) to pay a person or public authority under a partnering agreement in order to pay capital costs incurred by the person or public authority to conserve or provide amenities in accordance with the District's Zoning Bylaw.

4.6 Authority to Expend

Authority to make payments under section 4.5 must be authorized by bylaw.

READ A FIRST TIME on June 8, 2026

READ A SECOND TIME on June 8, 2026

READ A THIRD TIME on June 8, 2026

ADOPTED by the Council on June 22, 2026.

[Original signed by Mayor]

Mayor

[Original signed by Corporate Officer]

Corporate Officer