



District of West Vancouver Rezoning Application

Collingwood School Wentworth Campus | 2560, 2605 & 2606 Wentworth Avenue

03 October 2025

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introduction



1.1 Executive Summary

This rezoning application proposes to rezone and consolidate the three separate parcels that Collingwood School currently owns in support of their Wentworth Campus in West Vancouver's Upper Lands. The three parcels are all currently used by school operations, but are compromised by the fact that they are all zoned separately and are bisected by Wentworth Ave.

Collingwood has been working with Brivia (the developer for the lands to the east) and the District of West Vancouver regarding a proposed relocation of Wentworth Ave to a location further north, which would mitigate a number of traffic and safety issues associated with current operations. The proposed road relocation was recently submitted with Brivia's Development Permit application for '2510, 2480 and Lots B & C Wentworth Ave',

If the road relocation is approved, it removes the biggest obstacle to the school's future redevelopment. In addition to allowing for the development of a single unified campus, the rezoned parcel would allow Collingwood to address various safety and traffic issues that may become more pronounced when the Brivia lands to the east are fully developed.

This application is subject to relocation of Wentworth Ave. Should it be approved, Collingwood would like to proceed with rezoning of their parcels with all due haste. Collingwood is currently working on a new Master Plan (see section 3), which will be submitted through a future Development Permit application in the near future.

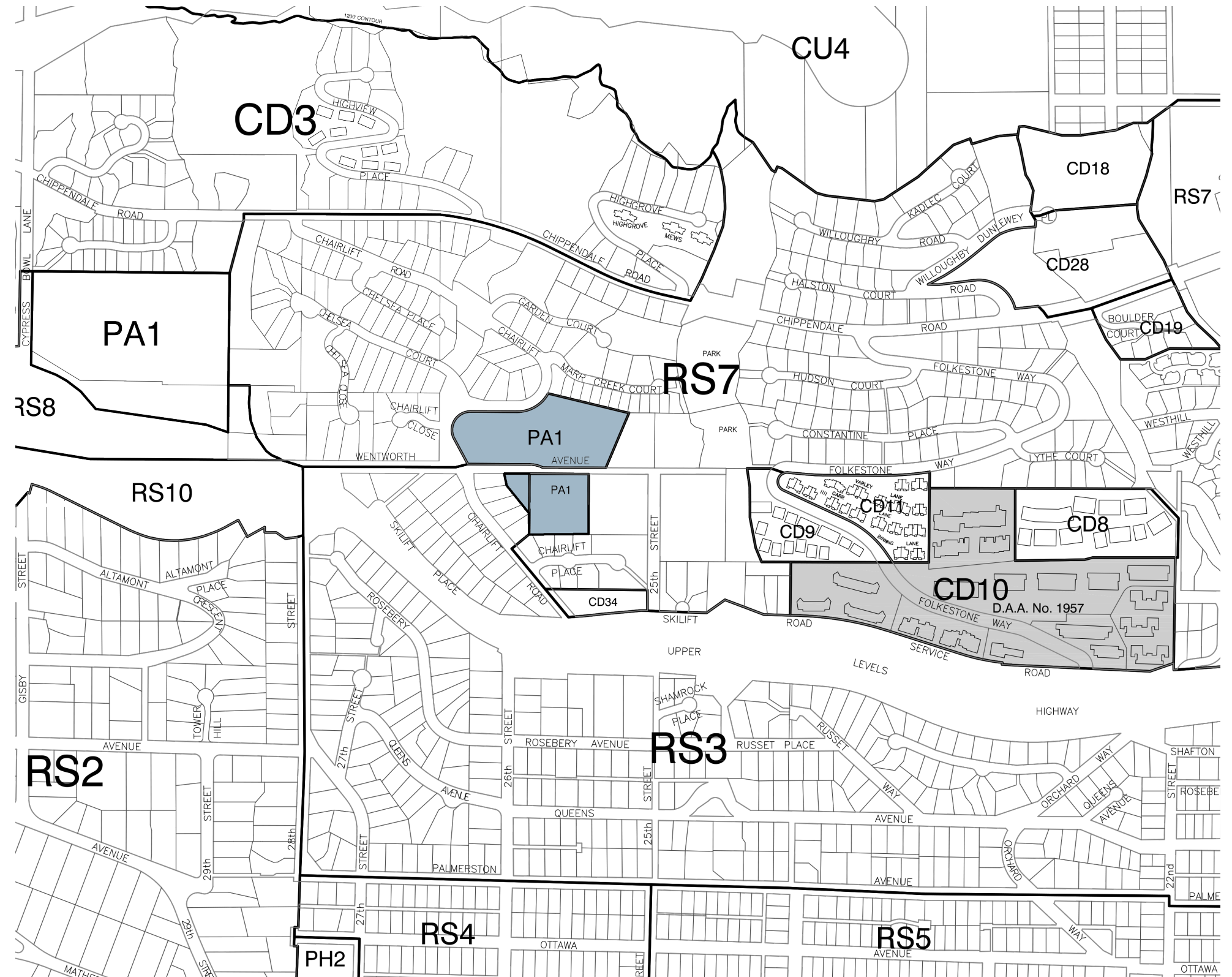


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project description

2.1 Context Plan

West Vancouver's Official Community Plan (OCP) identifies Collingwood School as a Major Community Asset situated within the Future Neighbourhoods Area of the Upper Lands and the Natural Environment (NE6) Development Permit Areas.



2.2 Existing Zoning

Collingwood School currently owns three parcels located on Wentworth Ave in upper West Vancouver. The existing Wentworth Campus is located at 2605 Wentworth Ave. The school also owns 2606 and 2560, both located on the south side of Wentworth Ave.

2560 Wentworth

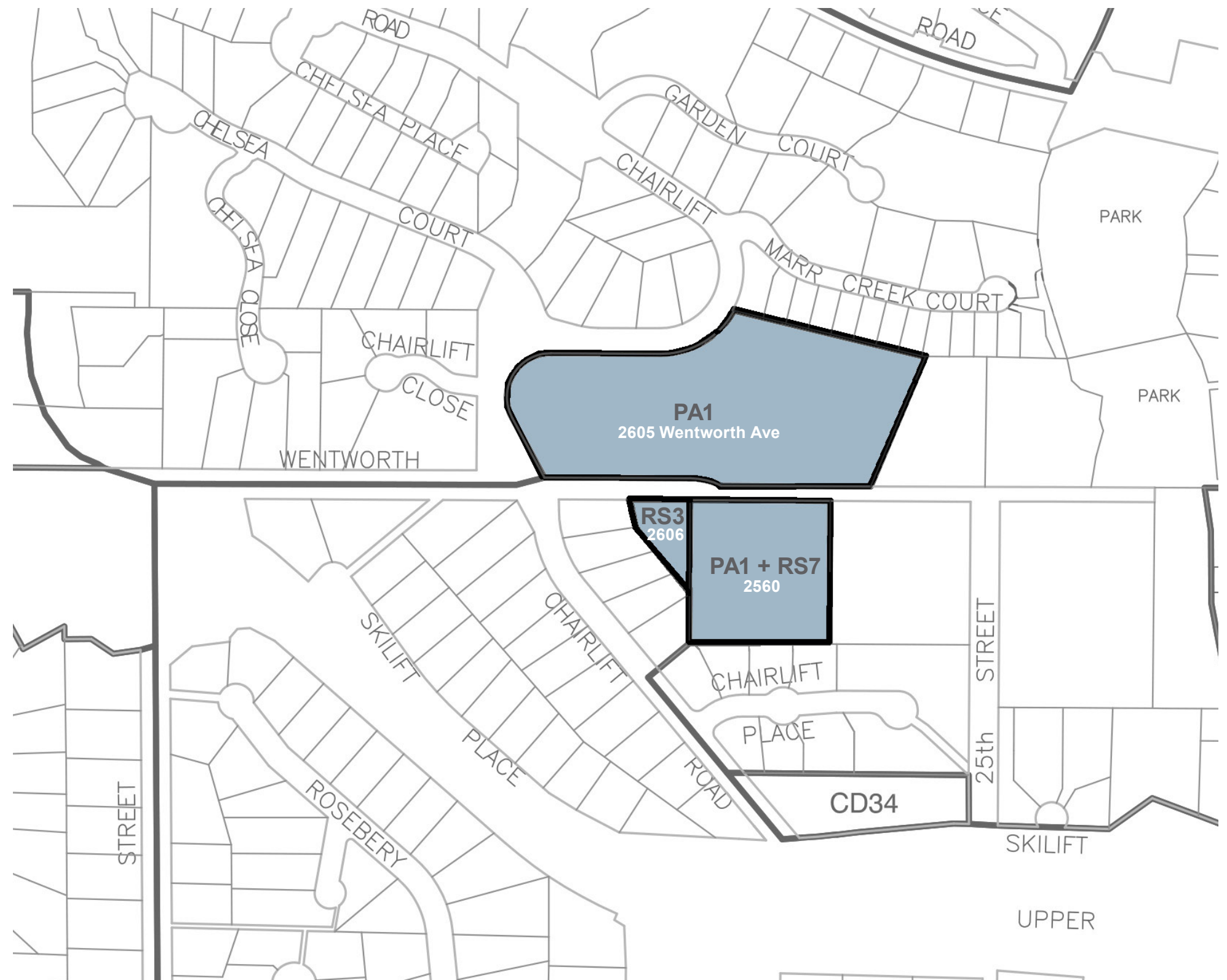
Folio	25-0260
PID	011-491-370
GISLINK	6321.000000
Address	2560 Wentworth Ave
Legal Plan	4565
BCAA Legal Description	Plan 4565 District Lot 815 Block 4, Lot 2
Zoning	PA1+RS7

2605 Wentworth

Folio	25-0156-001
PID	023-622-644
GISLINK	3619.000000
Address	2650 Wentworth Ave
Legal Plan	LMP31079
BCAA Legal Description	Plan LMP31079 District Lot 793 Lot A
Zoning	PA1

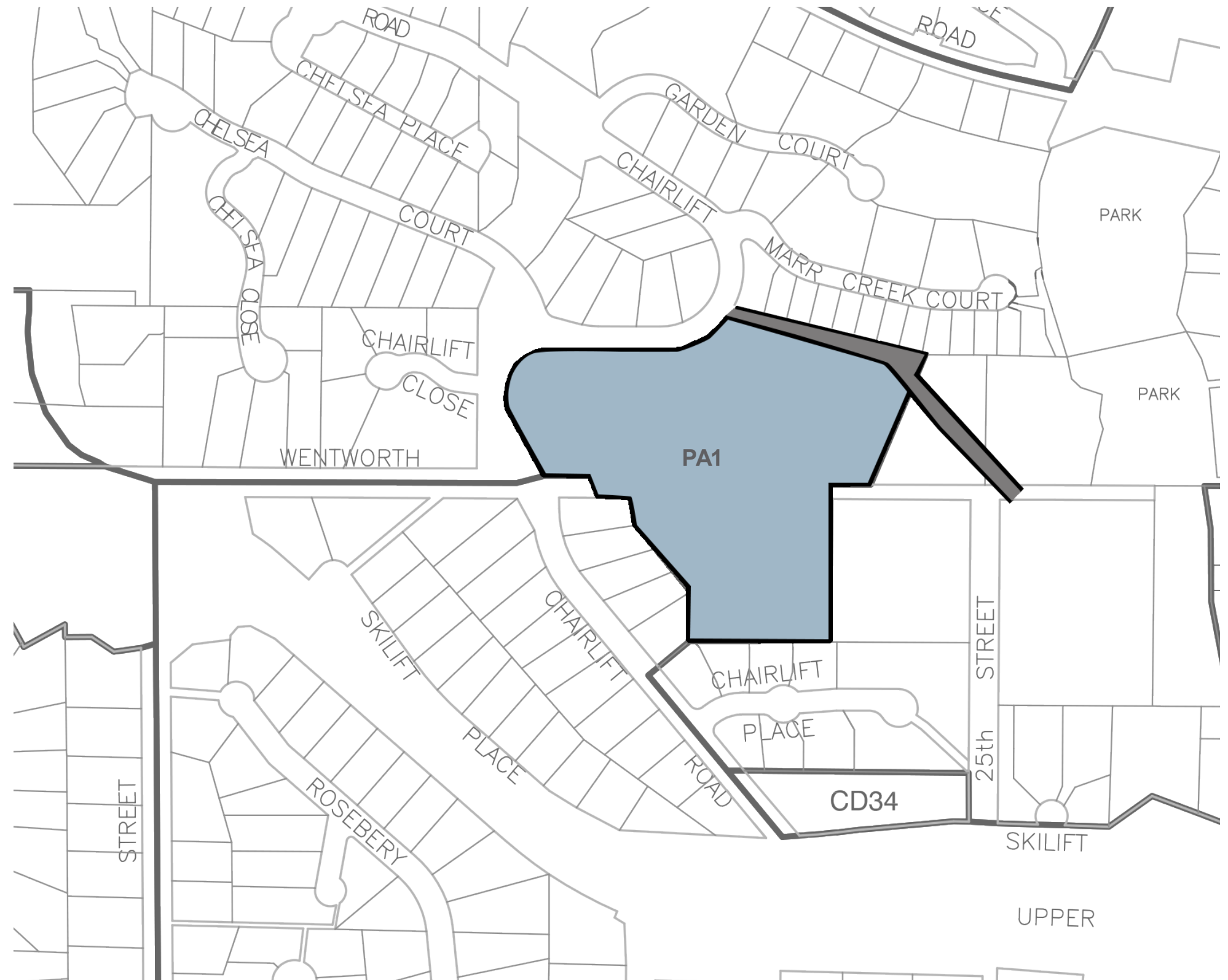
2606 Wentworth

Folio	25-0261
PID	007-757-581
GISLINK	6320.000000
Address	2606 Wentworth Ave
Legal Plan	14622
BCAA Legal Description	Plan 14622 District Lot 815 Blocks A & 4, Lot 9
Date Built	1976-05
Zoning	RS3



2.4 Proposed New Zoning

Subject to approval of the Wentworth Ave road relocation, Collingwood would like to rezone and consolidate their parcels into a single parcel, in preparation for future development (see section 3). This will consist of rezoning 2560 Wentworth Ave from a split PA1/RS7 zone to PA1; and rezoning 2606 Wentworth Ave from RS3 to PA1. The second step will be to apply for a subdivision permit to consolidate the three lots into a single parcel.



2.5 Zoning Summary

2560 Wentworth Ave	Existing: PA1 + RS7		Proposed: PA1
	Zoning bylaw for PA1	Zoning bylaw for RS7	
FAR	NA	(1) 0.30 of site area maximum, if site area is greater than 681.3 square metres, to a floor area maximum of 487.7 square metres; or (2) 204.4 square metres maximum floor area, if site area is 408.8 square metres to 681.3 square metres; or (3) 0.50 of site area maximum, if site area is less than 408.8 square metres	NA
No. of Storeys	(1) Elementary school - 2 storeys maximum (2) Combined school or Secondary school – 2 storeys maximum	2 plus basement maximum	(1) Elementary school - 2 storeys maximum (2) Combined school or Secondary school – 2 storeys maximum
Front Setback	9.1 meters maximum	9.1 meters maximum	9.1 meters maximum
Rear Setback	9.1 meters maximum	9.1 meters maximum	9.1 meters maximum
Side Setback	(1) a minimum of 10% of site width, to a maximum of 3 metres (2) Combined side yard – the greater of 6 metres or 25% of site width minimum, but need not exceed 30.4 metres	(1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than 2/3 the minimum main storey width: (a) minimum side yard: (i) 1.52 metres (b) minimum combined side yard: (i) 20% of site width, but no less than 4.9 metres or more than 12.1 metres (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than 2/3 the minimum main storey width): (a) minimum side yard: (i) 10% of site width, but no less than 1.52 metres or more than 3 metres.	(1) a minimum of 10% of site width, to a maximum of 3 metres (2) Combined side yard – the greater of 6 metres or 25% of site width minimum, but need not exceed 30.4 metres

2.5 Zoning Summary

Side Setback, continued		<p>(b) minimum combined side yard:</p> <p>(i) 25% of site width, but no less than 4.9 metres or more than 18.3 metres(3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the garage door</p> <p>(4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line</p> <p>(5) A building on a corner flanking site shall maintain the front yard requirements of both streets</p>	
Lot Coverage	40%	<p>(1) 30% of site area maximum, if site area is greater than 885 square metres; or</p> <p>(2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or</p> <p>(3) 40% of site area maximum, if site area is less than 664 square metres</p>	40%
Building Height	<p>(1) Elementary school - 7.62 metres maximum</p> <p>(2) Combined school or Secondary school - 9.1 metres maximum</p>	7.62 metres maximum	<p>(1) Elementary school - 7.62 metres maximum</p> <p>(2) Combined school or Secondary school - 9.1 metres maximum</p>
Parking	<p>(1) Elementary school - not less than 1.25 parking spaces for every classroom</p> <p>(2) Secondary school - not less than 1 parking space for each teaching and non-teaching employee plus one parking space for every 10 students attending Grade 11 and 12</p> <p>(3) Combined school - not less than 1.25 parking spaces for every classroom plus one parking space for every 10 students attending Grade 11 and 12</p>		<p>(1) Elementary school - not less than 1.25 parking spaces for every classroom</p> <p>(2) Secondary school - not less than 1 parking space for each teaching and non-teaching employee plus one parking space for every 10 students attending Grade 11 and 12</p> <p>(3) Combined school - not less than 1.25 parking spaces for every classroom plus one parking space for every 10 students attending Grade 11 and 12</p>

2.5 Zoning Summary

<p><i>Parking, continued</i></p>	<ul style="list-style-type: none"> (4) A loading space for the use of school buses shall have a minimum width of 3 metres and a minimum length of 9.1 metres (5) An elementary school constructed after December 1, 1998 shall provide a minimum of 2 off-street loading spaces for the use of school buses (6) A secondary school constructed after December 1, 1998 and a combined school constructed after 1998 December 1st shall provide a minimum of 3 off-street loading spaces for the use of school buses 		<ul style="list-style-type: none"> (4) A loading space for the use of school buses shall have a minimum width of 3 metres and a minimum length of 9.1 metres (5) An elementary school constructed after December 1, 1998 shall provide a minimum of 2 off-street loading spaces for the use of school buses (6) A secondary school constructed after December 1, 1998 and a combined school constructed after 1998 December 1st shall provide a minimum of 3 off-street loading spaces for the use of school buses
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2605 Wentworth Ave	Existing: PA1	Proposed: PA1
	Zoning bylaw for RS3	Zoning bylaw for RS3
2606 Wentworth Ave	Existing: RS3	Proposed: PA1
FAR	<ul style="list-style-type: none"> (1) 0.30 of site area maximum, if site area is greater than 681.3 square metres, to a floor area maximum of 585.4 square metres; or (2) 204.4 square metres maximum floor area, if site area is 408.8 square metres to 681.3 square metres; or (3) 0.50 of site area maximum, if site area is less than 408.8 square metres 	NA
No. of Storeys	2 plus basement maximum	<ul style="list-style-type: none"> (1) Elementary school - 2 storeys maximum (2) Combined school or Secondary school – 2 storeys maximum
Front Setback	9.1 metres minimum	9.1 meters maximum

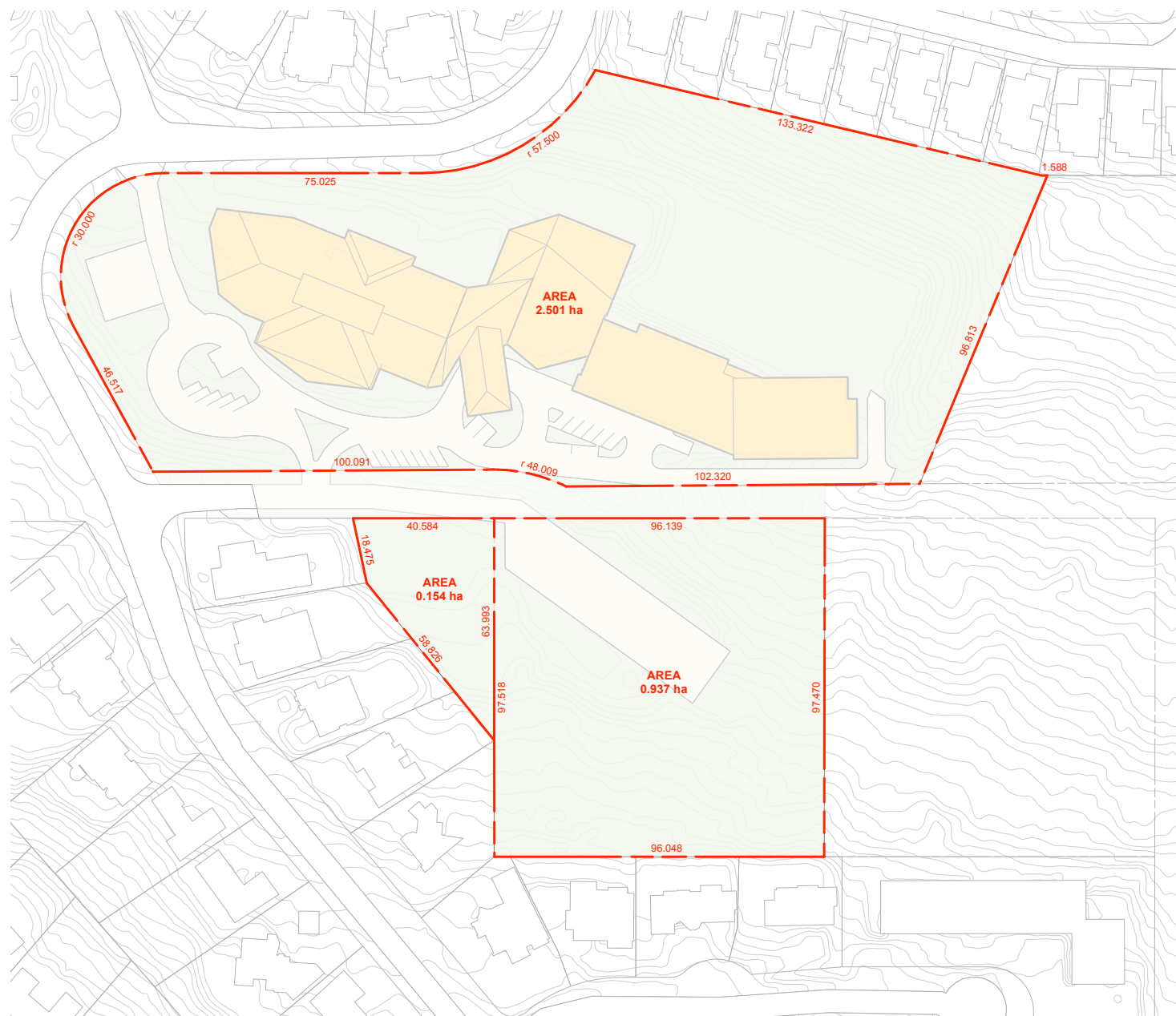
2.5 Zoning Summary

Rear Setback	9.1 metres minimum	9.1 meters maximum
Side setback	<p>(1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than 2/3 the minimum main storey width:</p> <p>(a) minimum side yard:</p> <p>(i) 1.52 metres</p> <p>(b) minimum combined side yard:</p> <p>(i) 20% of site width, but no less than 4.9 metres or more than 12.1 metres</p> <p>(2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than 2/3 the minimum main storey width):</p> <p>(a) minimum side yard:</p> <p>(i) 1.52 metres if site width is less than 15.2 metres; or</p> <p>(ii) 10% of site width, to a maximum of 3 metres</p> <p>(b) minimum combined side yard:</p> <p>(i) 25% of site width, but no less than 4.9 metres or more than 18.3 metres</p> <p>(3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the garage door</p> <p>(4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line</p> <p>(5) A building on a corner flanking site shall maintain the front yard requirements of both streets</p>	<p>(1) a minimum of 10% of site width, to a maximum of 3 metres</p> <p>(2) Combined side yard – the greater of 6 metres or 25% of site width minimum, but need not exceed 30.4 metres</p>

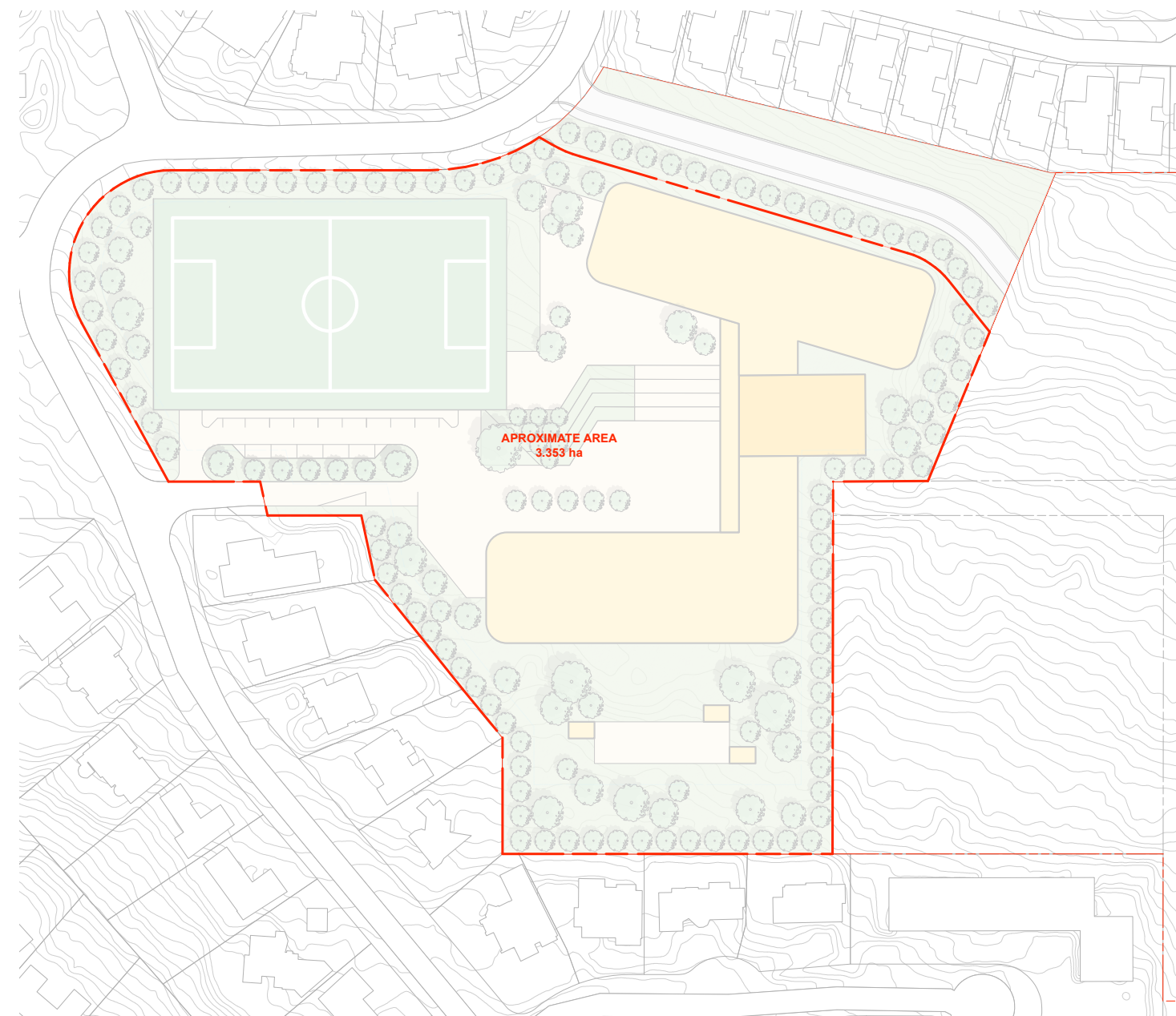
2.5 Zoning Summary

Lot Coverage	(1) 30% of site area maximum, if site area is greater than 885 square metres; or (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or (3) 40% of site area maximum, if site area is less than 664 square metres	40%
Building height	7.62 metres maximum	(1) Elementary school - 7.62 metres maximum (2) Combined school or Secondary school - 9.1 metres maximum
Parking	N/A	(1) Elementary school - not less than 1.25 parking spaces for every classroom (2) Secondary school - not less than 1 parking space for each teaching and non-teaching employee plus one parking space for every 10 students attending Grade 11 and 12 (3) Combined school - not less than 1.25 parking spaces for every classroom plus one parking space for every 10 students attending Grade 11 and 12 (4) A loading space for the use of school buses shall have a minimum width of 3 metres and a minimum length of 9.1 metres (5) An elementary school constructed after December 1, 1998 shall provide a minimum of 2 off-street loading spaces for the use of school buses (6) A secondary school constructed after December 1, 1998 and a combined school constructed after 1998 December 1st shall provide a minimum of 3 off-street loading spaces for the use of school buses

2.6 Existing & Proposed Site Boundaries



existing



proposed



3

future development

3.1 Project Description

The Collingwood School Wentworth Campus (Wentworth) will serve approximately 728 students from Junior Kindergarten to Grade 7.

The school is currently located at 2605 Wentworth Ave. The site area is 6.177 acres with 100,000 sqft of buildings. 2605 Wentworth Ave comprises the 56,370 sqft Lougheed building to the west which was built in 1996, the 24,500 sqft Grade 6 building was built in 2009 and the 19,130 sqft Grade 7/Gym building was built in 2010. 2560 Wentworth Ave comprises a gravel parking lot area to the south with site area of 2.31 acres and 2606 Wentworth Ave, the Head of School's residence to the west of that with site area 0.38 acres.

The School undertook a master programming exercise in 2019 to chart the school's educational requirements for the foreseeable future, which resulted in a new program of spaces. In addition, a facilities assessment in 2021 identified significant upgrades to bring the school up to current code regulation.

Given the results of the master programming and facilities assessment, it was determined that renovation of the school's existing facilities was not feasible and that they required replacement. The School began development of a new long term master plan with three major priorities:

1. Develop a phased strategy to replace the school's existing facilities.
2. Upgrade the school's grounds to accommodate its outdoor learning objectives, including imaginative play, outdoor teaching and athletics.
3. Undertake a complete review of the existing pick-up and drop-off procedures and develop an on-site approach to relieve traffic from the surrounding neighbourhood.

A three-phase concept plan is now being developed to achieve these objectives. One of the biggest impediments to a fully functioning, self-contained campus is the fact that Wentworth Avenue currently bisects the school's land holdings, with the school itself located at 2605 on the north side of Wentworth Avenue, and the two lots to the south (2560 and 2606) providing staff parking and the Lodge (the appointed residence for of the Head of School).

The recently proposed relocation of Wentworth Ave to the north side of 2605 Wentworth Ave provides an opportunity for Collingwood to consolidate these lots into a single lot with common zoning to support the existing school use (PA1) and facilitate the implementation of Collingwood's Master Plan concept. Collingwood proposes to keep the existing lodge residence until Phase 1 redevelopment occurs, and have this formally permitted as a condition of use.



existing school with consolidated lots

3.2 Project Phasing

Once the lots are assembled, Collingwood can proceed with the next step of planning their redevelopment. Although the future redevelopment is beyond the scope of this application, consolidation of the lots will allow the school to redevelop in a phased manner that will benefit both the school and the surrounding community. In principle, the future phases of redevelopment will be as follows:

Phase 1: New Junior School & Parking

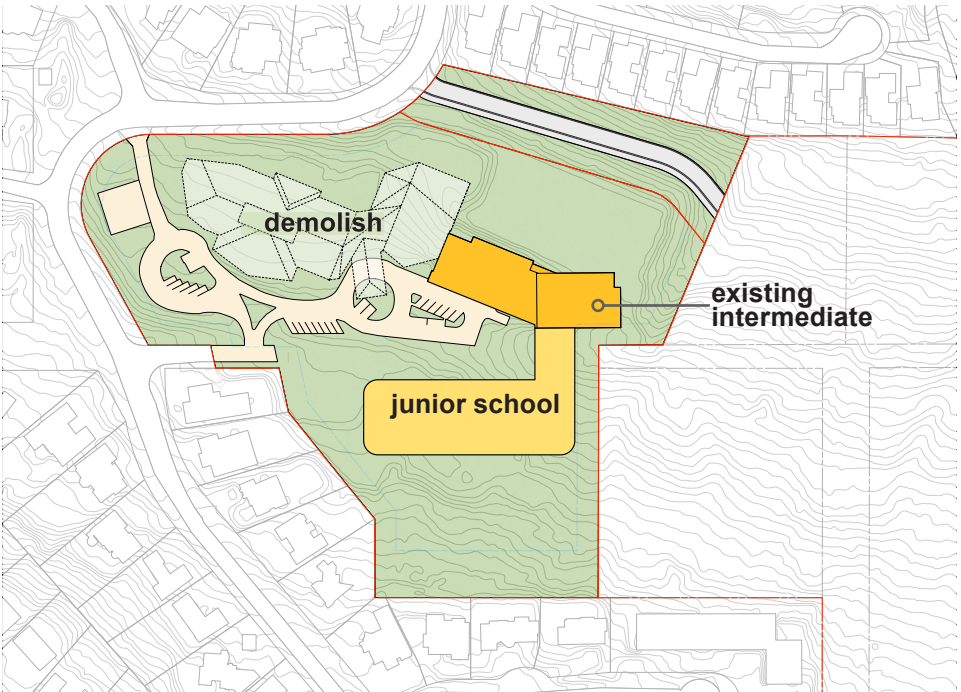
Phase 1 will consist of a new Junior School for Pre-K to Grade 4, to be located in the location of the current gravel parking lot and Lodge. Once complete, students will be relocated from the existing 1996 wing to the new Junior School, which will then be demolished. The area vacated by the 1996 Wing will be repurposed for a new at-grade parking lot with designated staff parking, pick-up and drop-off aisles and bus parking.

Phase 2: New Full Size Field

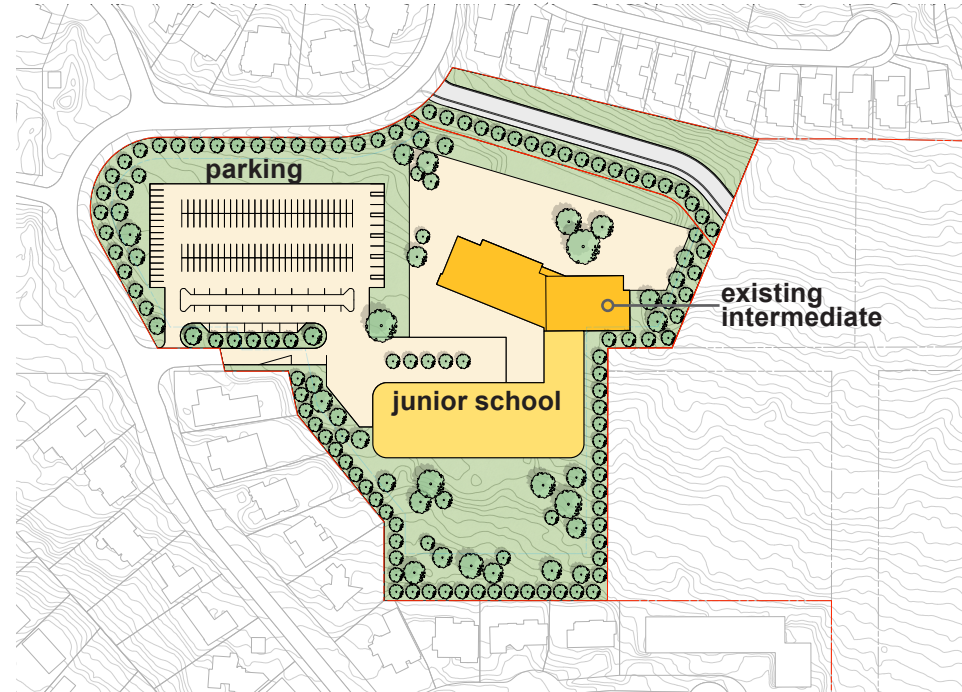
Phase 2 will include a new artificial turf regulation size soccer field to be constructed above the parking lot, including support facilities such as change rooms, storage areas and bleachers. Phase 2 may be constructed in tandem with Phase 1 or as a separate phase completely.

Phase 3: New Middle School

Phase 3 will consist of a new middle school for Grades 5 – 7, plus completion of the school’s grounds.



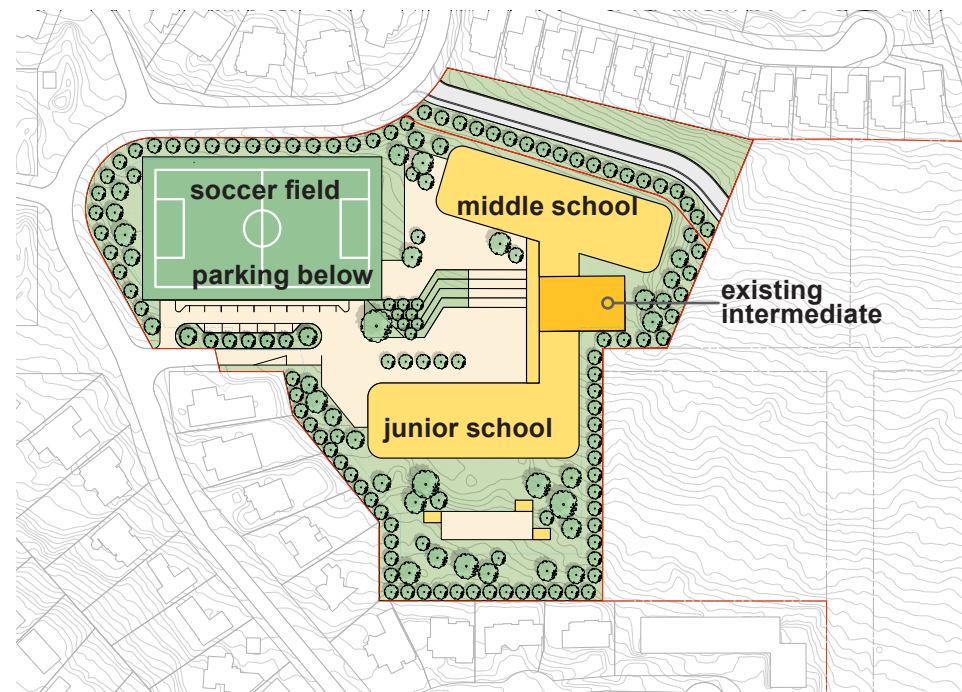
Phase 1a



Phase 1b



Phase 2



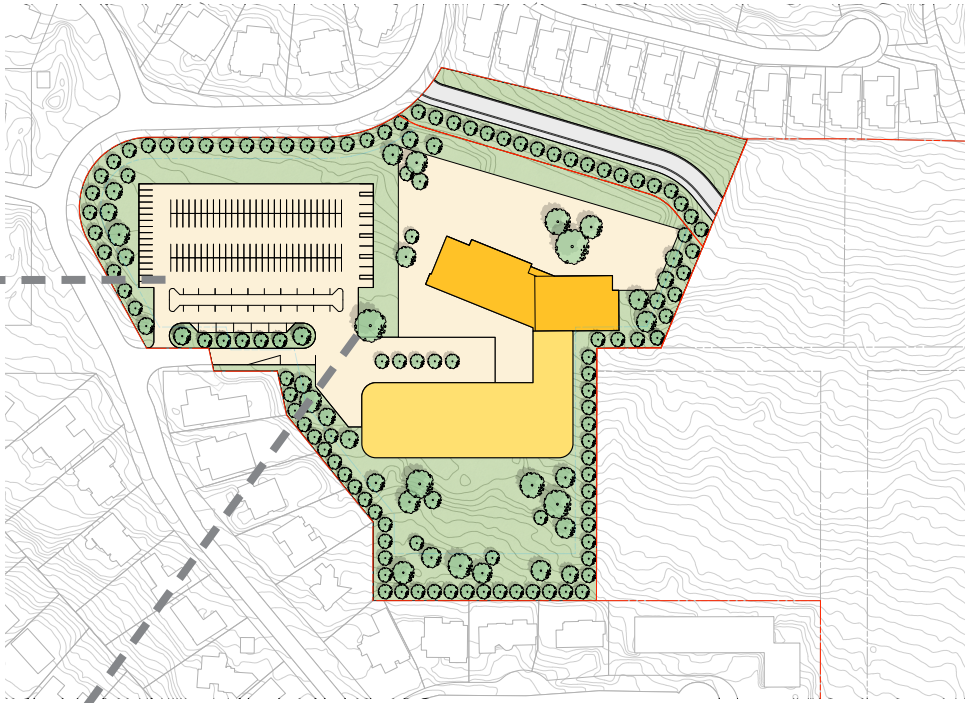
Phase 3

3.3 Parking Diagram

Concept parking diagram to accommodate pick-up/drop-off, staff parking, visitor parking, bus parking and loading based on Bunt & Associates recommendations for an enrolment of 728 students (see Appendix A.1). New parking infrastructure to be provided in Phase 1 of the proposed future development.

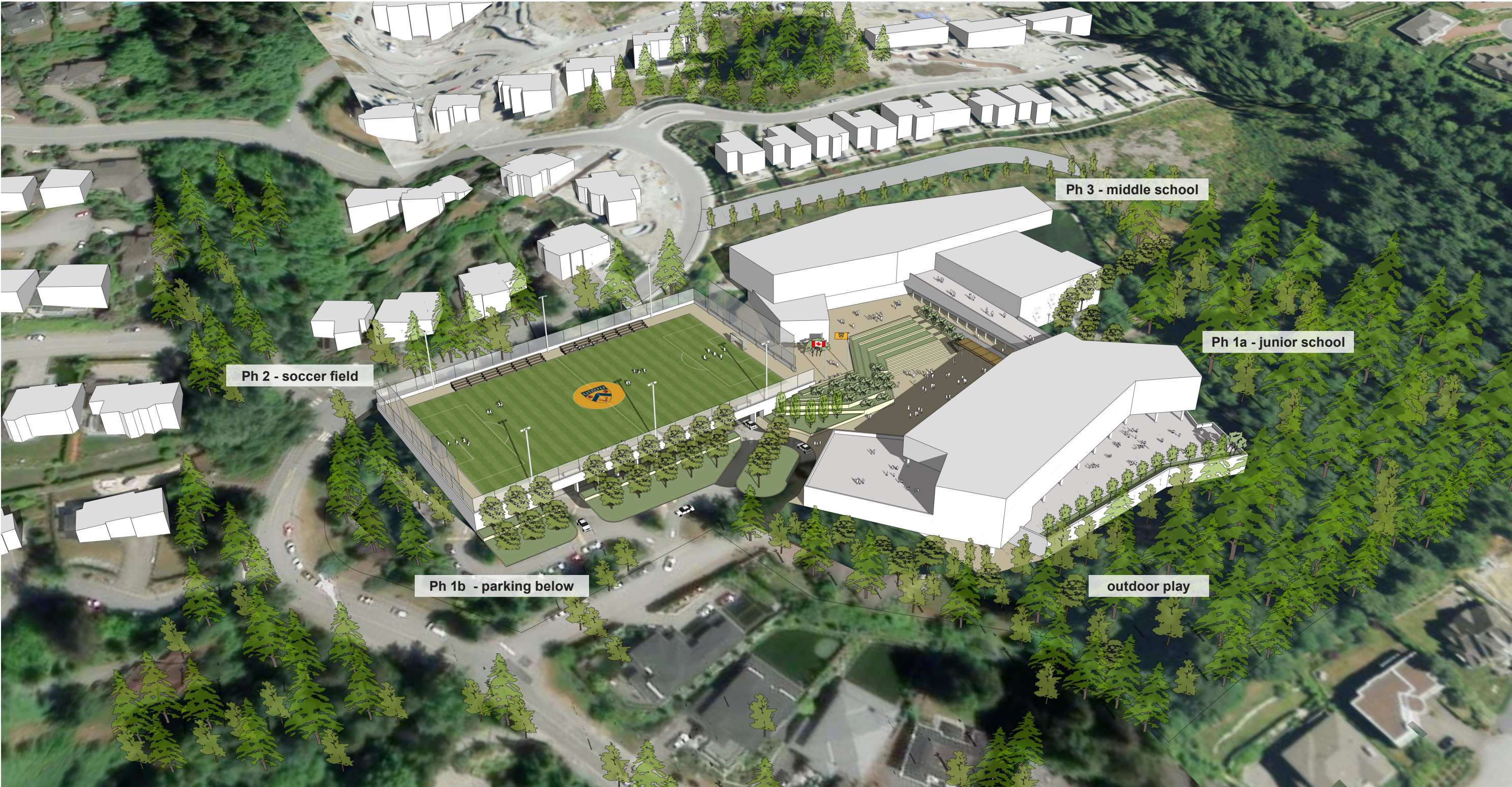


Preliminary Parking Concept Plan



Master Plan - Phase 1

3.4 Views



proposed new massing

3.5 Existing & Intended Use

This preliminary rezoning application proposes the following changes of use:

Address	Current Zoning	Proposed Zoning
2560 Wentworth Ave	PA1 + RS7	PA1
2605 Wentworth Ave	PA1	PA1
2606 Wentworth Ave	RS3	PA1



proposed new massing

Collingwood School is an established and valued part of the West Vancouver community, serving local families and contributing to the social and educational fabric of the area.

The current campus, however, is fragmented by Wentworth Avenue, which bisects the school's three properties. This poses significant challenges to the efficient and safe operation of the school. While the impacts are partially mitigated today because Wentworth Avenue is not a through-road, the situation would become untenable if the road were extended eastward to provide permanent access to future development lands.

The proposed road relocation and closure of a portion of Wentworth Avenue, achieved through a land exchange with the District of West Vancouver, would allow Collingwood to rezone all of the lots to PA1 and to eventually consolidate them.

The most immediate and significant community benefit is the ability to address long-standing traffic and congestion issues associated with school pick-up and drop-off. With the rezoning in place, Collingwood can develop a purpose-built parking and circulation area at the west edge of the site, adjacent to Chairlift Road. The school has retained Bunt & Associates to prepare a comprehensive Traffic Management Plan (Appendix A.1) that will incorporate staff and visitor parking, bus loading, and designated pick-up and drop-off facilities. This will allow much of the vehicle queuing that currently occurs on Chairlift Road to be relocated onto the school property itself, easing congestion, improving traffic flow, and enhancing safety for students, families, and neighbours alike.

Through this application, Collingwood is committed not only to the future of its students but also to ensuring that the neighbourhood benefits from safer roads, reduced congestion, and a thoughtfully designed campus that respects and enhances its community context.

3.6 Official Community Plan Compliance

West Vancouver's Official Community Plan (OCP) identifies Collingwood School as a Major Community Social Asset and situated within a Future Neighbourhood Area where development is to be guided by Area Development Plans. There are currently no Area Development Plans associated with the broader Future Neighbourhood Area. The proposed expansion of the school is in keeping with the existing zoning designation of Institutional for the site. Redevelopment will enhance social well-being and ensure the continuation of a complete community providing access to quality education for current and future residents.

The OCP encourages the enhancement of public facilities and spaces to meet the evolving needs of residents. While Collingwood School is a private institution, its redevelopment and expansion support the District by offering diverse educational options and contributing valuable infrastructure to the broader community. Collingwood currently offers its facilities and grounds to community organizations and members of the public at rates that are comparable to the District, and the school proposes this commitment to be available with future development.

Social Well-Being

The OCP provides high-level policy guidance for improving social well-being, including supporting demographic diversity by improving access to services for all ages and abilities. Collingwood School is one of many community partners working in the District to provide services that contribute to community health and cohesion. The school offers world-class instruction and invites a diverse community of staff, students and families. Collingwood provides up to 95% financial aid to families who have applied for support based on demonstrated need to support broader socio economic diversity.

Transportation & Infrastructure

The proposed Collingwood master plan provides an opportunity to improve transportation safety to facilitate the movement of people in the District. School access will be moved from the existing road network to internal to the site to help facilitate a better network flow.

Development Permit Area

The Future Neighbourhoods Area falls within the Upper Lands (DPA UL8) and the Natural Environment (NE6) Development Permit Areas, which are primarily designated to protect natural environments and ecosystems, as well as to safeguard development from hazardous conditions such as steep slopes and challenging terrain. The DPA UL8 exempts elementary school use from these provisions. NE6 will be considered through more detailed analysis in the application review.