



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5455, 2026**
(6384 Bruce Street)

Effective Date:

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5455, 2026

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5455, 2026

A bylaw to rezone property at 6384 Bruce Street for a mixed-use building with a daycare and stacked townhouses.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Zoning Bylaw;

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. 5455, 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 Adds the CD90 Zone and Rezones the Site

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development or site specific zones) is hereby amended by adding Section 690 as the CD90 – Comprehensive Development Zone 90 (6384 Bruce Street), as set out in **Schedule A** attached to this bylaw.
- 3.2 The Lands shown shaded on the map attached as **Schedule B** to this bylaw are rezoned from RD2 (Duplex Dwelling Zone 2) to Comprehensive Development Zone 90 (6384 Bruce Street), as set out in **Schedule A** attached to this bylaw.

Part 4 Amends the Table of Contents

- 4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 100 Table of Contents is amended accordingly.

Part 5 Amends the Zoning Maps

- 5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2 Zoning Maps is hereby amended by changing the zoning on the Lands as shown shaded on the map in Schedule B attached to this bylaw:

From: RD2 – Duplex Dwelling Zone 2

To: CD90 – Comprehensive Development Zone 90 (6384 Bruce Street)

Schedules

Schedule A – CD90 - Comprehensive Development Zone 90 (6384 Bruce Street)

Schedule B – Amendment to Zoning Maps

READ A FIRST TIME on [Date]

PUBLICATION OF NOTICE OF CONSIDERATION on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

APPROVED by the Ministry of Transportation and Transit on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

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Schedule A – CD90 – Comprehensive Development Zone 90 (6384 Bruce Street)

690 CD90 (6384 Bruce Street)

AMENDING
BYLAW

SECTION REGULATION

690.01 Permitted Uses

- (1) accessory buildings, structures and uses
- (2) child care
- (3) community care
- (4) townhouses

690.02 Floor Area Ratio

- (1) Maximum: 1.2 FAR

690.03 Setbacks

- (1) Bruce Street (Front): 1.4 m
- (2) Lane (Rear): 12 m
- (3) East (Side): 1.5 m
- (4) West (Side): 1.7 m

690.04 Building Height

- (1) Maximum: 11.5 metres
- (2) For clarity, elevator overruns and exterior mechanical equipment are excluded from building height.

690.05 Number of Storeys

- (1) Maximum: 3

690.06 Site Coverage

- (1) Maximum: 40%

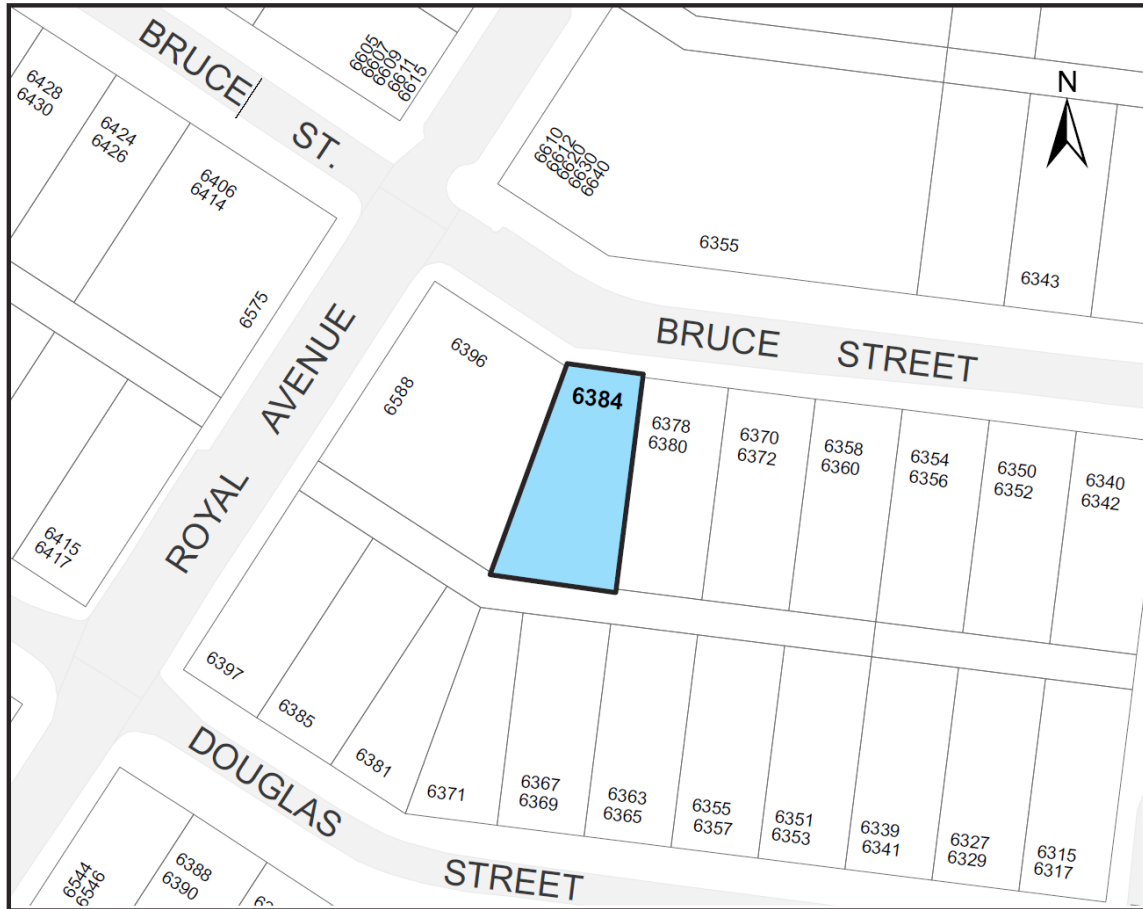
690.07 Off-Street Parking

- (1) Minimum of:
 - (a) Child care: 4 spaces
 - (b) Townhouses: 4 spaces

Schedule B – Amendment to Zoning Maps

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.

Sketch plan showing the area to be rezoned to CD90:



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