



District of West Vancouver

**Zoning Bylaw No. 4662, 2010
Amendment Bylaw No. 5328, 2024**

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 5328, 2024

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District of West Vancouver

Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 5328, 2024

A bylaw to update conditions of use conditions of use for ground floor (sidewalk level) commercial spaces in the AC1, AC2 and C2 zones, and to introduce a definition for “financial services” and “financial institution” uses.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5028, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, and 5223.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide an amendment to the Zoning Bylaw to enhance retail diversity in the Ambleside and Dundarave commercial areas;

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. 5328, 2024.

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, Section 110 (Definitions) is amended by:

3.1.1 Adding a new definition for “Financial institution” in alphabetical order following “Fence”:

means the use of premises by chartered banks or credit unions, and may include accessory uses including the provision of investment services and automated teller machines.

3.1.2 Adding a new definition for “Financial services”, in alphabetical order following “Financial institution”:

means the use of premises for the sale or trading of crypto-assets, including cryptocurrency and non-fungible tokens, for a currency, gold or jewellery exchange, mortgage broker, insurance company, income tax services, bookkeeping, financial and investment services provided by a trust company or investment dealer, and similar uses providing financial services to businesses and to the public, but does not include financial institution.

3.2 Zoning Bylaw No. 4662, 2010, Section 350 (Commercial Zones) is amended by:

3.2.1 Deleting section 352.02 (7) in its entirety and replacing it with the following:

On Marine Drive between 14th Street and 17th Street, and between 24th Street and 25th Street:

(a) Bank or credit union, beauty and wellness centre, business or commercial school, fitness and body care, health care office, pet care establishment, real estate offices, and veterinary medical clinic combined must not occupy more than 20% of the width of the ground (sidewalk level) floor of each block face (in each block there is a north and a south block face). This is calculated in aggregate for all such uses on each block face.

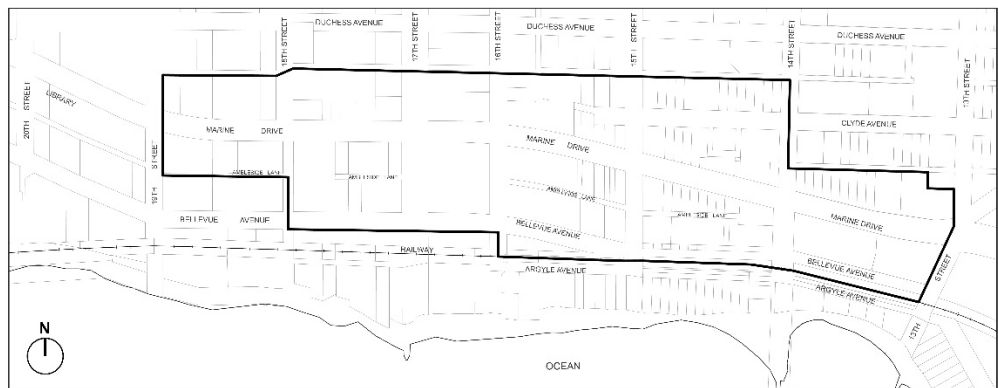
(b) Notwithstanding section 352.02(7)(a), such uses may occupy a greater width of the building if located at the rear of the ground floor, more than 18.2 metres from the Marine Drive property line, or if on the storey above the Marine Drive sidewalk level.

3.2.2 Adding a new section 352.02 (10) in numerical order:

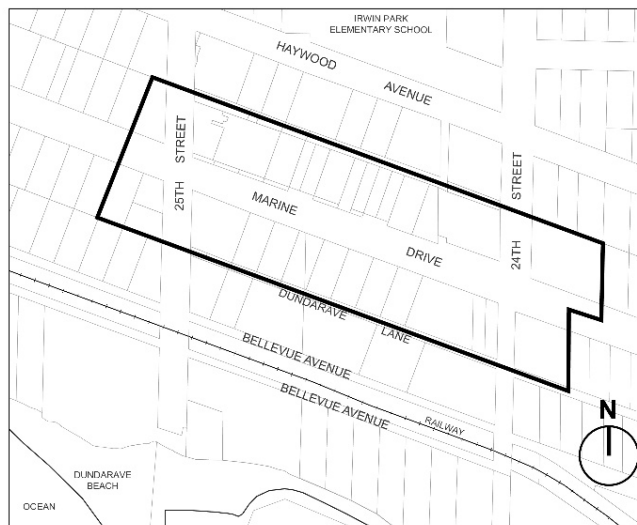
Within the area outlined on the Ambleside and Dundarave maps below:

- (a) Financial services use is not permitted where the premises has a sidewalk level frontage.
- (b) Pharmacy use, including both principal and accessory pharmacy use, is limited to:
 - (i) Five locations within the Ambleside area; and
 - (ii) One location within the Dundarave area.

Ambleside Map



Dundarave Map



3.3 Zoning Bylaw No. 4662, 2010, Section 700 (Ambleside Centre Zones) is amended by:

3.3.1 Deleting section 701.02(1) and replacing it with the following:

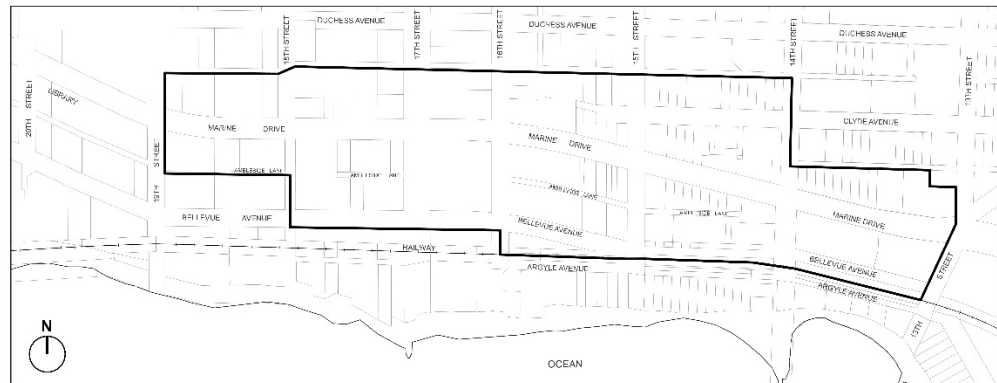
Between 14th Street and 18th Street:

- (a) On Marine Drive, the portion of the second storey facing Marine Drive must be used for commercial purposes.
- (b) On Marine Drive, Bellevue Avenue, and Clyde Avenue, beauty and wellness centre, business or commercial school, financial institutions, fitness and body care, health care office, pet care establishment, real estate offices, and veterinary medical clinic combined must not occupy more than 20% of the width of the ground (sidewalk level) floor of each block face (in each block there is a north and a south block face). This is calculated in aggregate for all such uses on each block face.
- (c) Notwithstanding section 701.02(1)(b), such uses may occupy a greater width of the building if located at the rear of the ground floor, more than 18.2 metres from the property line, or if on the second storey above the sidewalk level.

3.3.2 Adding a new section 701.02 (5) in numerical order:

Within the area outlined on the Ambleside map below:

Ambleside Map



- (a) Financial services use is not permitted where the premises has a sidewalk level frontage.

- (b) Pharmacy use, including both principal and accessory pharmacy use, is limited to five locations within the Ambleside area.

3.3.3 Deleting section 702.02(2) and replacing it with the following:

Between 13th Street and 19th Street on Marine Drive:

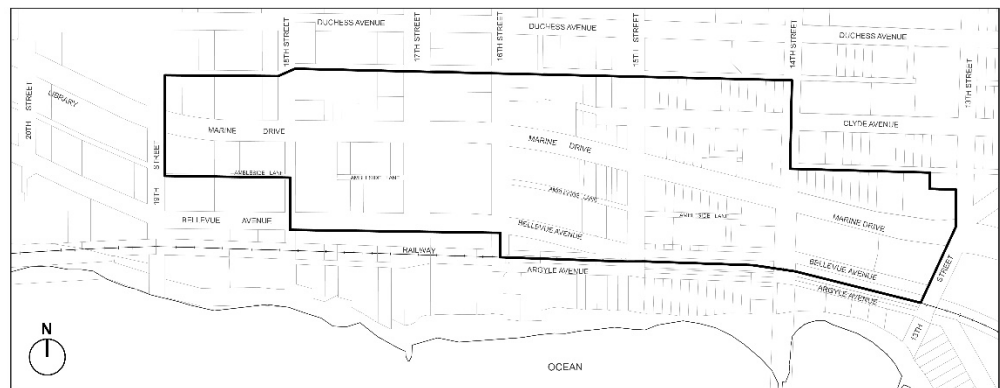
- (a) Beauty and wellness centre, business or commercial school, financial institutions, fitness and body care, health care office, pet care establishment, real estate offices, and veterinary medical clinic combined must not occupy more than 20% of the width of the ground (sidewalk level) floor or each block face (in each block there is a north and a south block face). This is calculated in aggregate for all such uses on each block face.
- (b) Notwithstanding section 702.02(2)(a), such uses may occupy a greater width of the building if located at the rear of the ground floor, more than 18.2 metres from the property line, or if on the second storey above the sidewalk level.

3.3.4 Adding a new section 702.02 (4) in numerical order:

Within the area outlined on the Ambleside map below:

- (a) Financial services use is not permitted where the premises has a sidewalk level frontage.
- (b) Pharmacy use, including both principal and accessory pharmacy use, is limited to five locations within the Ambleside area.

Ambleside Map



- 3.4 Zoning Bylaw No. 4662, 2010, Section 110 (Definitions) is amended by adding a new definition for “Vape retail”, in alphabetical order following “Un-vegetated permeable surface”:

means the use of premises primarily for the sale of electronic nicotine and non-nicotine delivery systems (e-cigarettes or vapes)

- 3.5 Zoning Bylaw No. 4662, 2010, Section 120 (General Regulations for all Zones) is amended by adding a new section 120.01(7), in numerical order, and renumbering subsequent sections as required:

Vape retail is prohibited in every zone.

READ A FIRST TIME on April 8, 2024

PUBLICATION OF NOTICE OF PUBLIC HEARING on April 24 and May 1, 2024

PUBLIC HEARING HELD on May 6, 2024

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer