



District of West Vancouver

**Official Community Plan Bylaw No. 4985, 2018,
Amendment Bylaw No. 5335, 2024**

Effective Date:

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5335, 2024

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District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5335, 2024

A bylaw to amend the Official Community Plan to include 14 Glenmore Drive within Development Permit Area BF-B 11 “Duplex Areas”.

Previous amendments: 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5128, 5135, 5172, 5321, and 5222.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Official Community Plan to allow for the appropriate development of lands at 14 Glenmore Drive and include the lands within the “Duplex Areas” development permit area;

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 Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5335, 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 Amends Area Specific Policy

3.1 Schedule ii of Official Community Plan Bylaw No. 4985, 2018 is amended by amending Policy BF-B 11 “Duplex Areas” as follows:

3.1.1 On page 31 of Schedule ii forming part of Official Community Plan Bylaw No. 4985, 2018 delete **Schedule A** and insert in its place **Schedule B**.

Schedules

Schedule A – Current “Duplex Area Development Permit Area Designation Map BF-B 11 (3 of 3)

Schedule B – Proposed “Duplex Area Development Permit Area Designation Map BF-B 11 (3 of 3)

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on
May 6, 2024

PUBLICATION OF NOTICE OF PUBLIC HEARING on

PUBLIC HEARING HELD on

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on

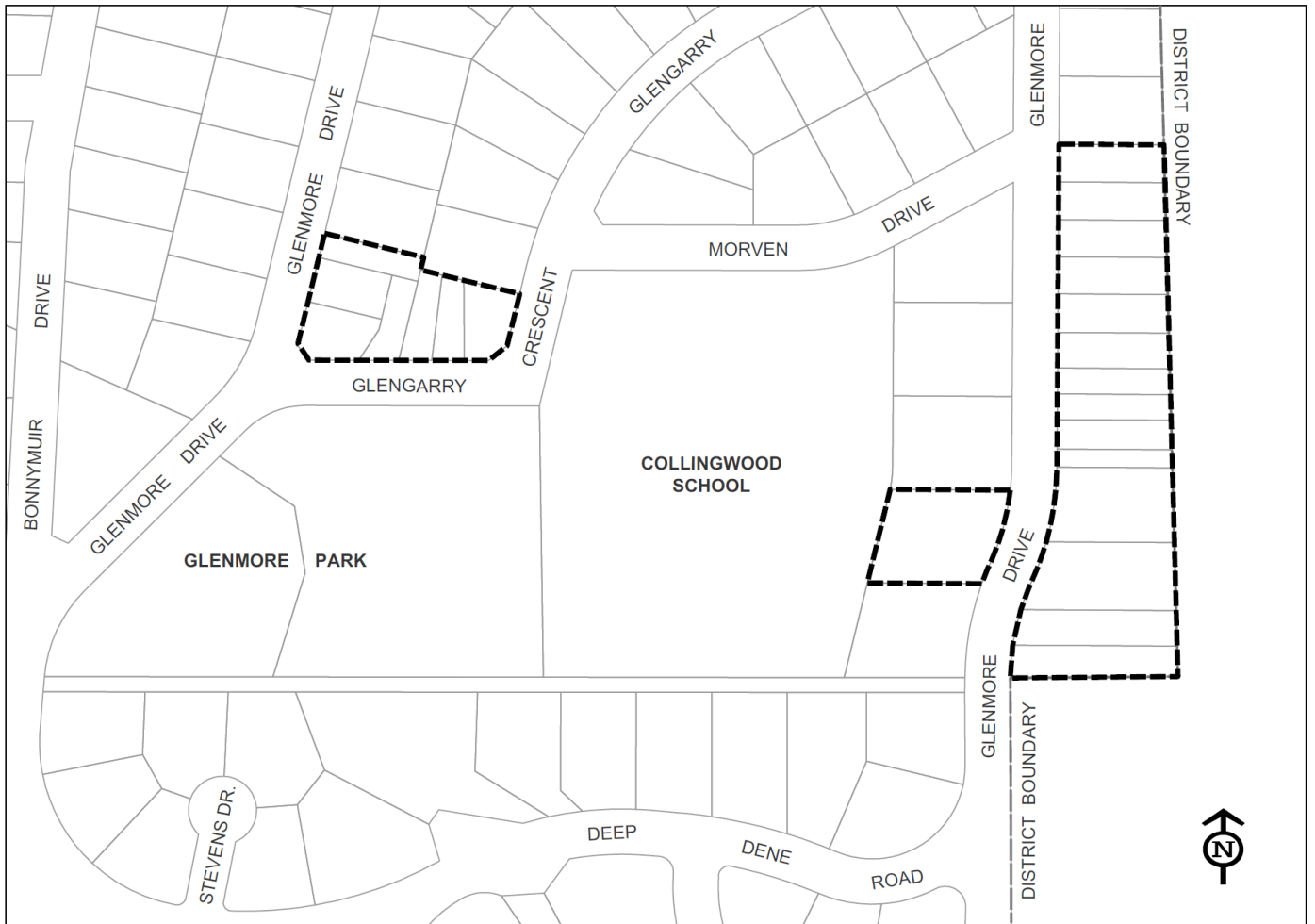
Mayor

Corporate Officer

Schedule A – Current “Duplex Area Development Permit Area Designation Map BF-B 11 (3 of 3)



Schedule B – Proposed “Duplex Area Development Permit Area Designation Map BF-B 11 (3 of 3)





District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5336, 2024**
(14 Glenmore Drive)

Effective Date:

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5336, 2024

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5336, 2024

A bylaw to rezone 14 Glenmore Drive for a 6-unit multi-family development.

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, 5223, and 5270.

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. 5336, 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 Adds CD87 Zone & Rezones the Lands

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 687 as the CD87 – Comprehensive Development Zone 62 (14 Glenmore Drive), as set out in **Schedule A** of this bylaw.

- 3.2 The Lands, as set out in **Schedule B** of this bylaw are rezoned from Multiple Dwelling Zone 4 (RM4) to Comprehensive Development Zone 87 (14 Glenmore Drive) (CD87).

Part 4 Amends the Table of Contents

- 4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 100 Table of Contents is amended accordingly to insert Comprehensive Development Zone 87 (14 Glenmore Drive).

Part 5 Amends Zoning Map

- 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** of this bylaw,

FROM: RM4 (Multiple Dwelling Zone 4)

TO: CD87 – Comprehensive Development Zone 87
(14 Glenmore Drive).

Schedules

Schedule A - CD87 - Comprehensive Development Zone 87 (14 Glenmore Drive)
Schedule B - Rezoning Map

READ A FIRST TIME on May 6, 2024

PUBLICATION OF NOTICE OF PUBLIC HEARING on

PUBLIC HEARING HELD on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer

Schedule A – CD87 - Comprehensive Development Zone 87 (14 Glenmore Drive)

687 CD87 (14 Glenmore Drive)

687.01 Permitted Uses

- (1) Duplex dwellings
- (2) Accessory buildings, structures and uses
- (3) Child care
- (4) Community care
- (5) Home based business
- (6) Lodgers
- (7) Secondary suites

687.02 Conditions of Use

- (1) No more than 2 lodgers can be kept within an individual/principal duplex dwelling unit
- (2) Access to onsite parking and garages must be provided from a laneway

687.03 Floor Area Ratio (FAR)

- (1) Total maximum of 0.71 FAR
- (2) For the purposes of calculating FAR, the site area is 1,830.1 square metres, being the area of the site prior to any required lane dedications
- (3) The floor area exemptions of Sections 130.08 shall not apply and the floor area is the sum of the overall floor areas of all buildings, structures, and enclosed areas, yet the following floor area exemptions shall apply:
 - Enclosed garage areas to a maximum of 123 square metres for the entire site; and
 - Basements areas to a maximum of 697 square metres for the entire site.

687.04 Density

A maximum of 3 duplex dwellings (for a maximum of 6 principal dwelling units)

687.05 Setbacks

Minimum:

| | |
|-------------------------|-------------|
| Front (Glenmore Drive): | 7.6 metres |
| Rear: | 7.6 metres |
| Side (south): | 1.52 metres |
| Side (north): | 1.3 metres |

687.06 Building Height

Building height is limited to a maximum height of 7.62 metres measured from average finished grade, yet notwithstanding the definition of finished grade within Section 100 of the Zoning Bylaw, shall exclude window wells with a clear distance measured out from the wall of less than 0.9 metres to a maximum of 6.0 metres in cumulative length along each building face.

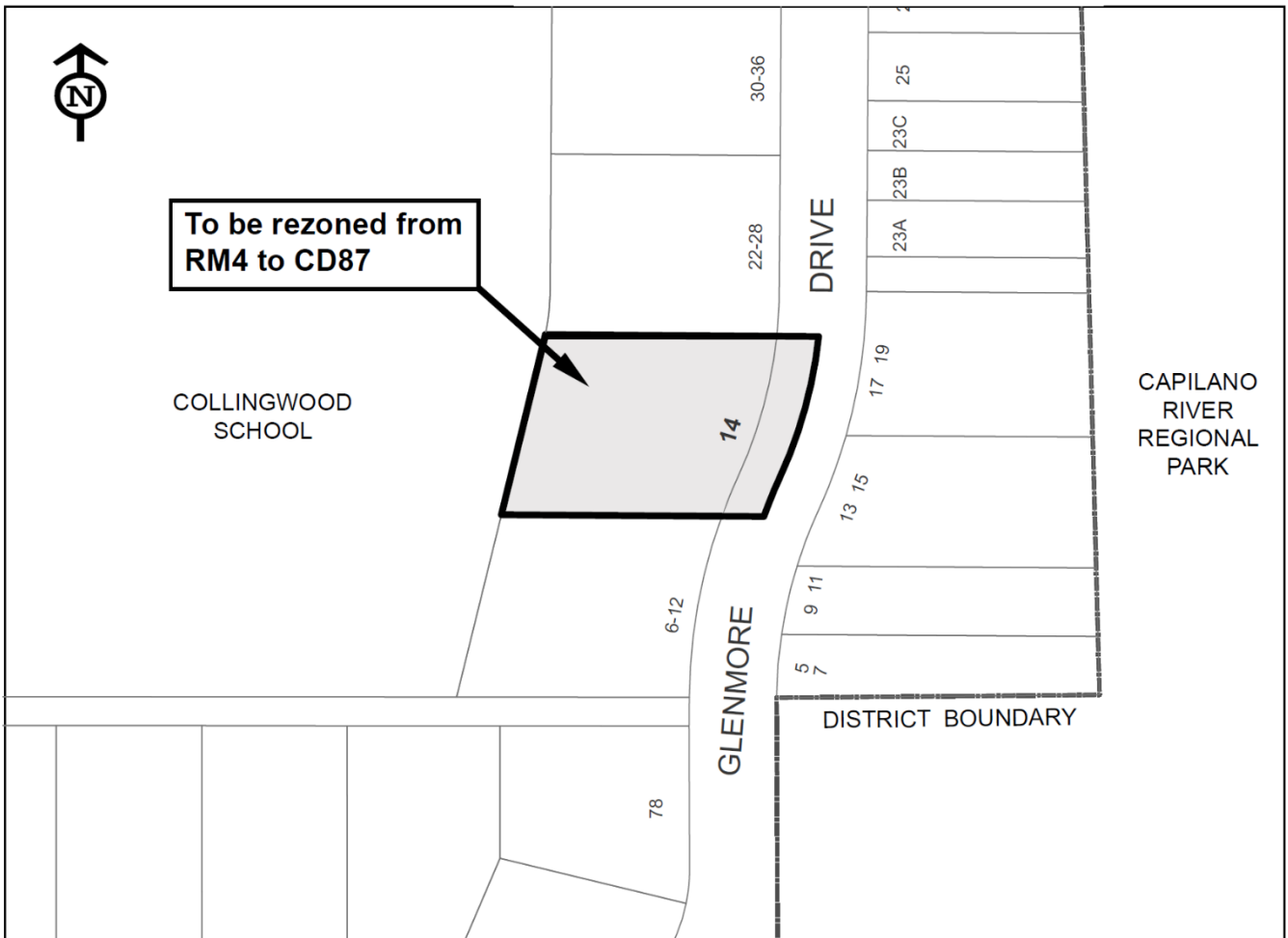
687.07 Number of Storeys

A maximum of 2 storeys plus basement

687.08 Off-Street Parking

- (1) Parking shall comply with Section 141.01 of the Zoning Bylaw; however:
- A minimum of 3 visitor vehicle parking stalls is required; and
 - All non-visitor vehicle parking stalls shall include an energized outlet capable of providing Level 2 charging for an electric vehicle.

Schedule B – Rezoning Map



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