

District of West Vancouver



**Official Community Plan Bylaw No. 4360, 2004,
Amendment Bylaw No. 4783, 2014**

Effective Date: July 7, 2014

District of West Vancouver

Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4783, 2014

A bylaw to consider real property at the northwest corner of Taylor Way and Keith Road for rezoning for a seniors' assisted living and memory care residence.

Previous amendments: Amendment bylaws 4433, 4492, 4534, 4543, 4567, 4541, 4612, 4625, 4643, 4676, 4619, 4694, 4724, 4756, and 4768.

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 redevelopment of lands at the northwest corner of Taylor Way and Keith Road;

NOW THEREFORE, the Council 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. 4360, 2004, Amendment Bylaw No. 4783, 2014."

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 Policy Section 4 [Built Form and Neighbourhood Character]

- 3.1 Schedule A to Official Community Plan Bylaw No. 4360, 2004 is amended as follows:
 - 3.1.1 By amending the Key Map of Residential Area Designations by adding "Northwest Corner of Taylor Way & Keith Road Development Permit Area" in the map legend, and identifying the location of the Development Permit Area on the map.

3.1.2 By adding “Policy BF-B 14” as follows:

“Ensure that the seniors’ assisted living and memory care residence integrates within the existing neighbourhood and meets a high quality of building and landscape design in keeping with the site and neighbourhood context.”

3.1.3 By adding “Policy BF-B 14.1” as follows:

“The northwest corner of Taylor Way and Keith Road (as shown on map BF-B14) may be considered for rezoning to enable the development of an assisted living and memory care centre, not exceeding a density of 0.98 Floor Area Ratio (FAR).”

3.1.4 By adding “Development Permit Area Designation BF-B 14” as described in Schedule A to this bylaw.

Part 4 Adds Development Permit Guidelines for Seniors’ Assisted Living and Memory Care

4.1 Schedule A to Official Community Plan Bylaw No. 4360, 2004 is further amended as follows:

3.1.1 By adding “Guidelines BF-B 14” for seniors’ assisted living and memory care at the northwest corner of Taylor Way and Keith Road, as described in Schedule B to this bylaw.

Schedules

Schedule A – Development Permit Area Designation BF-B 14

Schedule B – Built Form Guidelines BF-B 14

READ A FIRST TIME on March 31, 2014

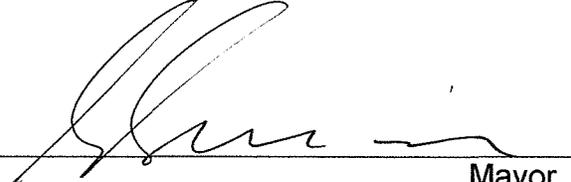
PUBLICATION OF NOTICE OF PUBLIC HEARING on April 9, 11, and 13, 2014

PUBLIC HEARING HELD on April 16, 2014

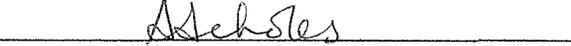
READ A SECOND TIME on April 28, 2014

READ A THIRD TIME on April 28, 2014

ADOPTED by the Council on July 7, 2014

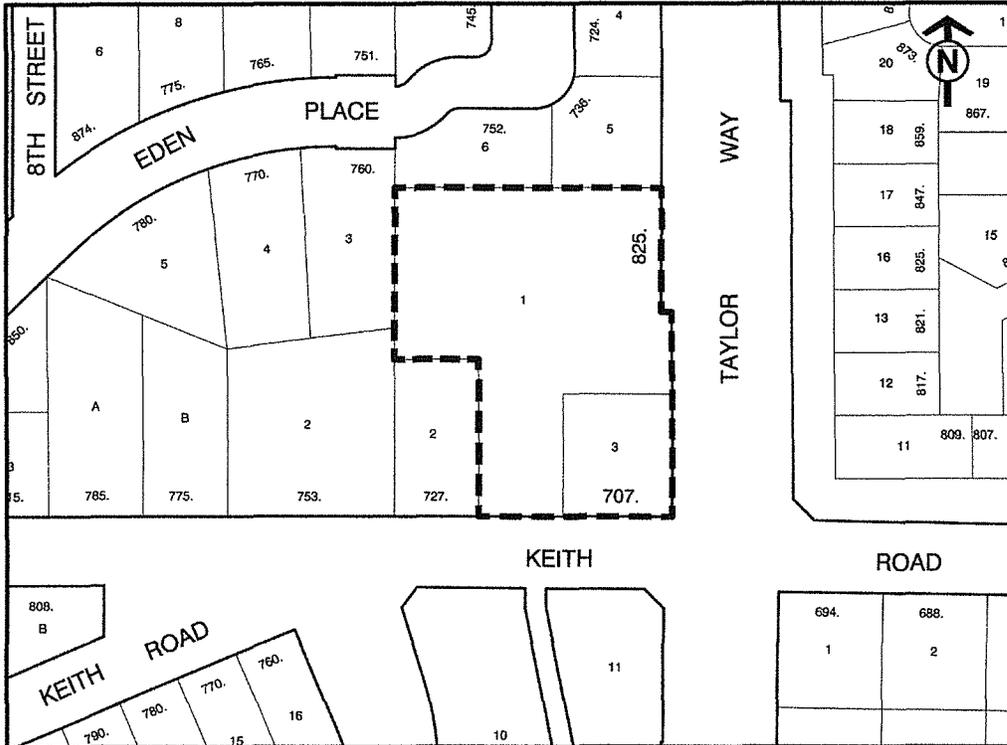


Mayor



Municipal Clerk

Schedule A – Development Permit Area Designation BF-B14



Northwest corner of Taylor Way and Keith Road Development Permit Area Designation Map BF-B14

Category:	<i>Local Government Act s. 919.1(1)(f), (h), (i) and (j)</i>
Conditions:	The Development Permit Area designation is warranted to provide for the compatibility of an assisted living and memory care centre within an established neighbourhood.
Objectives:	<ul style="list-style-type: none"> • To integrate seniors' assisted living and memory care residential development with existing site features, and the built form and landscape character of the surrounding area; • To promote a high standard of design, construction and landscaping; and • To promote energy and water conservation and the reduction of greenhouse gas emissions.
Guidelines Schedule:	Guidelines BF-B14 shall apply.

<p>Exemption:</p> <p>Development may be exempt from the requirement for a Development Permit if the proposal:</p>	<ul style="list-style-type: none">i. does not involve the construction of any new buildings or structures; orii. is for a renovation or a small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, and conforms to Guidelines BF-B14; oriii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Review Committee, and conforms to Guidelines BF-B14.
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Schedule B – Built Form Guidelines BF-B14

I. CONTEXT AND CHARACTER

- a. New development should minimize visual impacts of development to the surrounding residential neighbourhood through siting and design.

II. BUILDING DESIGN

- a. The majority of the building mass should purposefully be directed at the east side of the site and set into the natural site grade.
- b. Building at the north end of the site should be recessed into the existing site topography to create an appropriate interface with the northern residential neighbourhood.
- c. Service-related functions within the building (i.e. main kitchen, laundry services) should be located closer to Taylor Way and away from the northern residential neighbourhood.
- d. Roof volumes should be horizontal planes for lower building profile to reduce visual impact and overshadowing.
- e. Elements of the facade should include generous use of wood and glazing.
- f. The use of natural stone and timber structures should be used to give the building a classic West Coast expression.
- g. A natural colour palette should be used to blend the building into the surroundings.
- h. 'Green' building technologies should be used including but not limited to lower-flow plumbing fixtures for water reduction and strict insulation and glazing measures, optimized mechanical systems, green vegetated roofing systems to reduce heat-island effects, and wherever possible, locally and regionally sourced construction materials.
- i. All roof top mechanical equipment shall be screened.

III. LANDSCAPE DESIGN

- a. The overall landscape strategy is to provide a calming natural environment for the use and enjoyment of residents and visitors. The front yard should reflect some of the character of Taylor Way by including some ornamental plantings in the design.
- b. The corner of Keith Road and Taylor Way should provide a balance of a strong corner treatment with the provisions of some views for the residents. Low retaining walls and site signage should be clad in natural stone.
- c. Prominent healthy existing trees and landscape features should be retained and protected where appropriate.

- d. The landscape design should integrate retained mature trees and vegetation with the new landscape design to help reduce the apparent mass of the building.
- e. Glare and light spill of exterior or ground level lighting to surrounding properties should be minimized.
- f. Driveways, parking areas, patios and walkways should be finished with pervious material.

IV. CIRCULATION AND PARKING

- a. Principal pedestrian access should be from Keith Road.
- b. The majority of parking should be located within an enclosed underground parkade and surface parking should be located toward the south end of the site, away from adjacent properties.
- c. All garbage, recycling, and kitchen waste should be located within the enclosed underground parkade.