



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 4767, 2013**

Effective Date – , 2013

District of West Vancouver
Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 4767, 2013

A bylaw to rezone certain real property bounded by 13th Street, 14th Street, Marine Drive, and Bellevue Avenue to CD50 – Comprehensive Development Zone 50 (1300 block Marine Drive, south side).

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

NOW THEREFORE, the Council 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. 4767, 2013”.

Part 2 Adds the CD50 Zone

- 2.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 Comprehensive Development Zones is hereby amended by adding the CD50 – Comprehensive Development Zone 50 (1300 block Marine Drive, south side), as set out in Appendix A to this bylaw.

Part 3 Amends Zoning Maps

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning of the lands as shown bounded by the dashed line on the map in Appendix B to this bylaw,
- From: C2 – Commercial Zone 2; CR2 – Commercial Restricted Zone 2; RS5 – Single Family Dwelling Zone 5; and PU1 – Public Use Zone 1;
- To: CD50 – Comprehensive Development Zone 50 (1300 block Marine Drive, south side).

Appendices

- Appendix A: CD50 – Comprehensive Development Zone 50 (1300 block Marine Drive, south side)
- Appendix B: Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps

READ A FIRST TIME on October 21, 2013

PUBLIC HEARING HELD on _____, 2013

READ A SECOND TIME on _____, 2013

READ A THIRD TIME on _____, 2013

ADOPTED by the Council on _____, 2013

Mayor

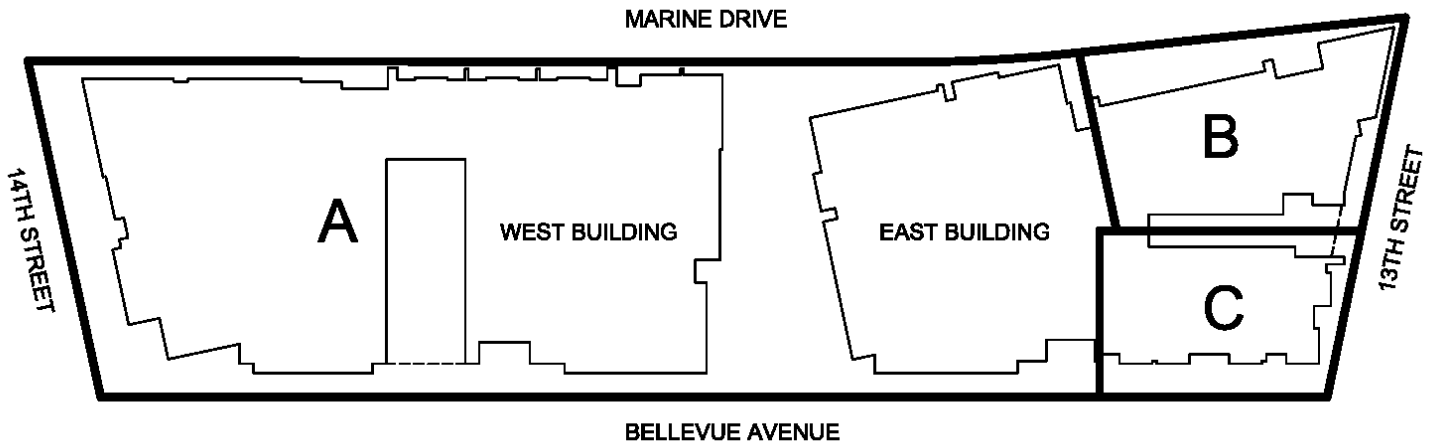
Municipal Clerk

APPENDIX A

650 – CD50 (1300 block Marine Drive, south side)

650.01 Map

Lands zoned CD50 shall be identified as Areas A, B, and C as shown on the map below:



650.02 Permitted Uses

(1) The permitted uses within Area A are as follows:

- a. First storey
 - i. Personal services
 - ii. Restaurant
 - iii. Retail
- b. Second storey and above
 - i. Apartments
 - ii. Home based business

(2) The permitted uses within Area B are as follows:

- a. First storey
 - i. Personal services
 - ii. Retail
 - iii. Office
- b. Second storey
 - i. Office
- c. Third storey and above
 - i. Apartments
 - ii. Home based business

- (3) The permitted uses within Area C are as follows:
 - a. First and second storeys
 - i. Townhouses
 - ii. Home based business
 - b. Third storey and above
 - i. Apartments
 - ii. Home based business

650.03 Conditions of Use

- (1) For greater certainty, the first storey is the storey entered at ground level.
- (2) Personal services excludes office-like uses such as retail banking, investment or financial management, insurance, travel agencies, or similar uses.
- (3) Restaurant includes liquor primary premises.
- (4) Retail excludes office-like uses such as retail banking, investment or financial management, insurance, travel agencies, or similar uses, but includes the production of goods for retail sale on the business premises, such as food and baked goods.
- (5) Office excludes education, tutoring, or similar uses.
- (6) Residential uses are not permitted at grade except for: entrance lobbies serving dwellings above the ground floor; and within Area C where only ground oriented townhouses are permitted.
- (7) The following uses are specifically excluded from the zone:
 - a. Arcade, bowling alley, pool or billiards, theatre, casino or other gambling, nightclub, or similar uses.
 - b. Automobile related businesses including drive-throughs, sales or showrooms, gasoline stations, or similar uses.
 - c. Industrial or manufacturing uses.
 - d. Pawn shop or social escort service.

650.04 Floor Area Ratio (FAR)

- (1) For the purposes of calculating FAR, the site is 7945.5 square metres, being the size prior to any highway dedication(s) to the municipality.
- (2) In addition to the areas excluded from the calculation of FAR by Section 120.21(2), 256.6 square metres of ground floor mechanical or electrical rooms may also be excluded.
- (3) Total: maximum 2.94 FAR
- (4) Apartment residential: maximum 2.33 FAR
- (5) Townhouse residential: maximum 0.11 FAR
- (6) Ground-level commercial: minimum 0.39 FAR
- (7) Office: minimum 0.06 FAR

650.05 Number of Units & Unit Size

- (1) Maximum permitted number of apartments is 94.
- (2) Maximum permitted number of townhouses is 4.
- (3) A minimum of 50% of residential units must be lesser than or equal to 140 square metres in size, and a minimum of 70% of residential units must be lesser than or equal to 233 square metres in size.

650.06 Setbacks

- (1) Marine Drive: minimum 0.8 metres for the West Building, and minimum 0.6 metres for the East Building.
- (2) Bellevue Avenue: minimum 3.0 metres, except minimum 1.2 metres where ground-oriented townhouses are permitted.
- (3) 13th Street: minimum 0.5 metres
- (4) 14th Street: minimum 5.4 metres

650.07 Building Height

- (1) Building height is to be measured from the curb level at Marine Drive between the West and East Buildings.
- (2) West building: maximum 24.6 metres above curb level.
- (3) East building: maximum 21.4 metres above curb level.
- (4) Rooftop elevator overruns: maximum 2.8 metres in addition to the permitted building height for a maximum area of 65 square metres.
- (5) Raised penthouse ceilings: maximum 1.83 metres in addition to the permitted building height for a maximum area of 55 square metres, and maximum 1.22 metres in addition to the permitted building height for a maximum area of 115 square metres.

650.08 Number of Storeys

- (1) West building: maximum 7 storeys.
- (2) East building: maximum 6 storeys.

650.09 Off-street Parking

- (1) Commercial
 - a. 1 parking space for every 37 square metres of net commercial floor area (excluding common access corridors).
 - b. A minimum 50% of commercial parking spaces are to be provided for customer use (unreserved and not controlled by individual tenant leaseholders).

- (2) Residential
 - a. 1 parking space for every 84 square metres of net residential floor area (excluding common access corridors), except that greater than 2 parking spaces per dwelling need not be provided.
 - b. Residential visitor parking spaces must be provided in the amount of 11 spaces or 5% of the total residential stalls required, whichever is greater.
- (3) A minimum of 299 parking spaces shall be provided.
- (4) Secure bicycle parking shall be provided at the minimum of 1 space per dwelling (not averaged) and 1 space per 300 square metres of net commercial floor area (excluding common access corridors); secure bicycle parking may be provided within a private vehicle garage or in a secure storage room.
- (5) Visitor bicycle parking shall be provided at the minimum of 1 space per 200 square metres of net commercial floor area (excluding common access corridors) and shall be located on-site or in the boulevard area surrounding the development as approved by the District.

650.10 Off-street Loading, Garbage, and Recycling

- (1) Two off-street loading spaces shall be provided each with a minimum length of 9.1 metres, a minimum width of 3.9 metres, and a minimum clear height of 3.7 metres.
- (2) An underground garbage and recycling area shall be provided with a minimum area of 75 square metres.
- (3) Garbage and recycling service/sorting area shall be provided on each residential floor, except for the second level of the residential townhouses.

APPENDIX B

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

