



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 4967, 2018**
(752 Marine Drive)

Dated for Reference: May 14, 2018

Effective Date: June 25, 2018

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4967, 2018

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4967, 2018

A bylaw to rezone certain property at 752 Marine Drive for mixed commercial and residential 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, 4944, and 4905.

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. 4967, 2018”.

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 CD57 Zone & Rezones the Site

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 657 as the

CD57 – Comprehensive Development Zone 57 (South West Corner Marine Drive & Taylor Way), as set out in Schedule A to this bylaw.

- 3.2 The Lands shown shaded on the map in Schedule B to this bylaw are rezoned from C1 (Commercial 1) to CD57 – Comprehensive Development Zone 57 (South West Corner Marine Drive & Taylor Way).

Part 4 Amends Table of Contents

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

Part 5 Amends Zoning Maps

- 5.1 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 shaded on the map in Schedule B to this bylaw,

FROM: C1 – Commercial 1

TO: CD57 – Comprehensive Development Zone 57 (South West Corner Marine Drive & Taylor Way)

Schedules

Schedule A – CD57 – Comprehensive Development Zone 57 (South West Corner Marine Drive & Taylor Way)

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

READ A FIRST TIME on April 9, 2018

PUBLICATION OF NOTICE OF PUBLIC HEARING on April 27 and May 2, 2018

PUBLIC HEARING HELD on May 7, 2018

RECONVENED PUBLIC HEARING HELD on May 14, 2018

AMENDED on May 14, 2018

READ A SECOND TIME AS AMENDED on May 14, 2018

READ A THIRD TIME on May 14, 2018

APPROVED by the Minister of Transportation and Infrastructure on June 21, 2018

ADOPTED by the Council on June 25, 2018

Mayor

Municipal Clerk

Schedule A – CD 57 Zone

657 CD57 (South West Corner Marine Drive & Taylor Way)

657.01 Permitted Uses

- (1) accessory uses and buildings
- (2) apartment building
- (3) bike valet and repair
- (4) business or commercial school
- (5) child care
- (6) community care
- (7) education
- (8) home based business
- (9) office
- (10) personal or business services
- (11) restaurants, including liquor primary premises
- (12) retail

657.02 Floor Area Ratio

- (1) Maximum: 2.25 FAR
- (2) For the purposes of calculating FAR, the site is 9,450 square metres, being the size prior to any required highway dedications from the parent parcel.
- (3) For the purposes of this zone, FAR is calculated on the Gross Floor Area (GFA).

657.03 Setbacks

Minimum:

- (1) All property lines: 0.0 metres

657.04 Building Height

- (1) Maximum:
 - (a) West Tower: 40 metres
 - (b) East Tower: 50 metres
- (2) Despite Section 120.19, elevator penthouses, solar energy systems and mechanical equipment and enclosures are excluded from building height.

657.05 Maximum Units

- (1) Maximum residential units: 203

657.06 Number of Storeys

- (1) Maximum:
 - (a) West Tower: 11 storeys
 - (b) East Tower: 14 storeys

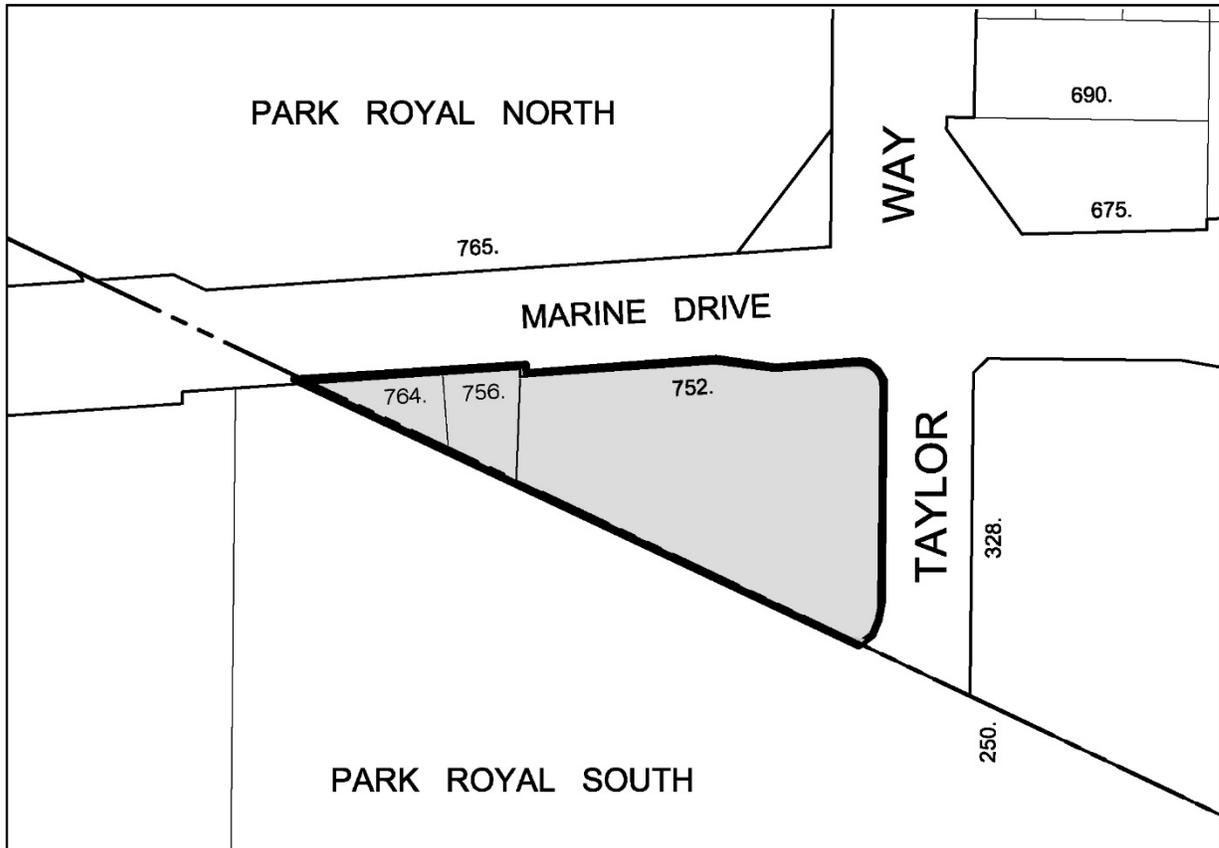
657.07 Off-Street Parking

- (1) A maximum of 232 parking spaces shall be provided.

Schedule B – Zoning Map Amendment

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

The area shown shaded on the map below rezones the subject site to CD57.



Area to be rezoned from C1 to CD57