



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 4898, 2016**
(Sewell's Landing)

Effective Date: October 24, 2016

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4898, 2016

Table of Contents

Part 1	Citation.....	1
Part 2	Severability	1
Part 3	Adds the CD54 Zone & Rezones the Site.....	1
Part 4	Amends the Zoning Maps	2
	Schedule A.....	4
	Schedule B.....	9

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4898, 2016

A bylaw to rezone certain real property at Sewell's Marina in Horseshoe Bay 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, and 4873.

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 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. 4898, 2016."

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 CD54 Zone & Rezones the Site

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 654 as the CD54 – Comprehensive Development Zone 54 (Sewell's Landing), 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 M3 (Marine Zone 3) to CD54 – Comprehensive Development Zone 54 (Sewell's Landing).

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 the 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: M3 – Marine Zone 3

TO: CD54 – Comprehensive Development Zone 54 (Sewell's Landing)

Schedules

Schedule A: CD54 – Comprehensive Development Zone 54 (Sewell's Landing)

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

READ A FIRST TIME on June 6, 2016

PUBLICATION OF NOTICE OF PUBLIC HEARING on September 11 and 14, 2016

PUBLIC HEARING HELD on September 19, 2016

READ A SECOND TIME on September 19, 2016

READ A THIRD TIME on September 19, 2016

APPROVED by the Minister of Transportation and Infrastructure on June 21, 2016

ADOPTED by the Council on October 24, 2016

[Original signed by Mayor]

Mayor

[Original signed by Municipal Clerk]

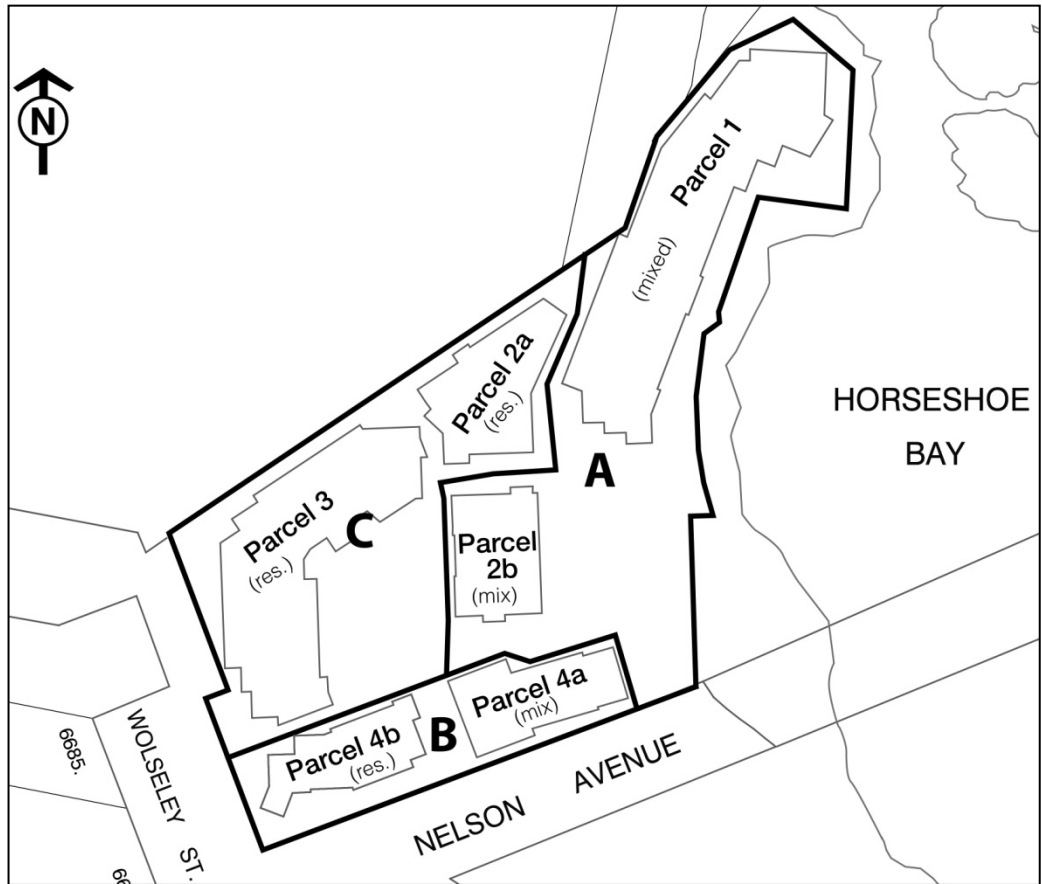
Municipal Clerk

Schedule A

654 CD54 (Sewell's Landing)

654.01 Map

Lands zoned CD54 shall be identified as Areas A, B, and C as shown on the map below:



654.02 Permitted Uses

- (1) The permitted uses within **Area A** are as follows:
 - a. First storey
 - i. Office
 - ii. Personal services
 - iii. Restaurant
 - iv. Retail
 - b. Second storey and above
 - i. Apartments
 - ii. Home based business

- c. Accessory uses that support adjacent marina zoned (M3) lands
- (2) The permitted uses within **Area B** are as follows:
- a. First Storey
 - i. Home based business
 - ii. Personal Services
 - iii. Restaurant
 - iv. Retail
 - v. Townhouses
 - b. Second Storey and above
 - i. Townhouses
 - ii. Home based business
- (3) The permitted uses within **Area C** are as follows:
- a.
 - i. Apartments
 - ii. Home based business

654.03 Conditions of Use

- (1) For greater certainty, the first floor is the storey entered at ground level.
- (2) Restaurant includes liquor primary premises.
- (3) Within Area A, residential uses are not permitted at grade except for entrance lobbies serving dwellings above the ground floor and at the west side of Parcel 2b; and within Area B where only ground oriented townhouses are permitted.
- (4) Within Area B, commercial use is permitted at grade on Parcel 4a and 4b.
- (5) Parking shall be provided onsite for the adjacent M3 zoned lands.
- (6) Accessory uses that support the adjacent marina zoned (M3) lands, including boat and/or engine maintenance and repair, and boat and trailer storage, provided that they are conducted entirely within a completely enclosed building, including parkade, with no external storage of materials, equipment, or containers. Such accessory uses are not permitted within any residential dwelling unit.
- (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. Pawn shop or social escort service.

654.04 Floor Area Ratio (FAR)

- (1) Total: maximum is 2.8 FAR
 - (a) Apartment residential: 2.6 FAR
 - (b) Ground-level commercial: 0.2 FAR
- (2) For the purposes of calculating FAR, the site is 8,775 square metres, being the size after subdivision of the parent parcel.
- (3) 3,650 square metres of exterior walkways and amenity spaces are excluded in addition to the areas excluded from the calculation of FAR by Section 120.21(2).

654.05 Number of Units & Unit Size

- (1) Maximum permitted number of dwelling units: 159
- (2) Maximum dwelling unit size: 330 square metres

654.06 Setbacks

- (1) The following minimum setbacks shall apply:

North:	0.3 metre
South (Nelson Avenue):	3.6 metres
East (Wolseley Street):	1.6 metres
West:	0.0 metre
- (2) For clarity, setbacks are measured from the nearest dimension of the building edge, including exterior walkways, to the property line.

654.07 Building Height

- (1) Parcel 1: maximum 50 metres
- (2) Parcel 2A: maximum 45 metres
- (3) Parcel 2B: maximum 29 metres
- (4) Parcel 3: maximum 47 metres
- (5) Parcel 4a and 4b: 26 metres
- (6) For clarity, building height is measured based on datum elevation, including elevator overruns and raised ceilings.

654.08 Number of Storeys

- (1) Parcel 1: maximum 12 storeys
- (2) Parcel 2A: maximum 10 storeys
- (3) Parcel 2B: maximum 5 storeys
- (4) Parcel 3: maximum 9 storeys
- (5) Parcel 4a: maximum 3 storeys
- (6) Parcel 4b: maximum 4 storeys

654.9 Off-Street Parking

- (1) Combined Commercial and Marina
 - a. A minimum of 255 parking spaces shall be provided as follows:
 - i. 226 parking spaces for on-site commercial and adjacent marina uses;
 - ii. 26 parking spaces shall be designated as follows:
 - (a) 12 spaces for additional commercial marina parking;
 - (b) 2 car-share parking spaces; and
 - (c) 12 spaces available for shared use by residential visitors and commercial marina parking.
 - iii. a minimum of 3 parking spaces are to be provided for public use at grade (surface parking), identified with appropriate signage, and easily accessible within Area A; and
 - b. Designated car share parking spaces may be used for commercial parking if there is no active car-share services provided on site.
 - c. A minimum of 1 parking space for every 49 square metres of net commercial floor area (excluding common access corridors) shall be provided.
 - d. For adjacent commercial mooring facilities and boat rental operations on adjacent marina zoned (M3) lands, parking spaces shall be provided in the amount of 50% of the number of boats or vessels moored or wharfed plus 70% of the number of boats for hire or rent.
- (2) Residential
 - a. 1 parking space per 94 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. A minimum of 238 residential parking spaces shall be provided.
- (3) A minimum of 493 parking spaces in total shall be provided.
- (4) Bicycle parking
 - a. Secure bicycle parking shall be provided at the minimum of 1 space per dwelling (not averaged) and 1 space per 94.8 square metres of net residential floor area (excluding common access corridors); secure bicycle parking may be provided within a private vehicle garage or in a secure storage room.

- b. A minimum of 243 bicycle parking spaces shall be provided for residential use.
 - c. Exterior bike racks shall be provided for customer and public use.
- (5) Accessible parking
- a. A minimum of 5 accessible residential parking spaces and 2 accessible commercial parking spaces shall be provided and located in accessible and convenient locations.

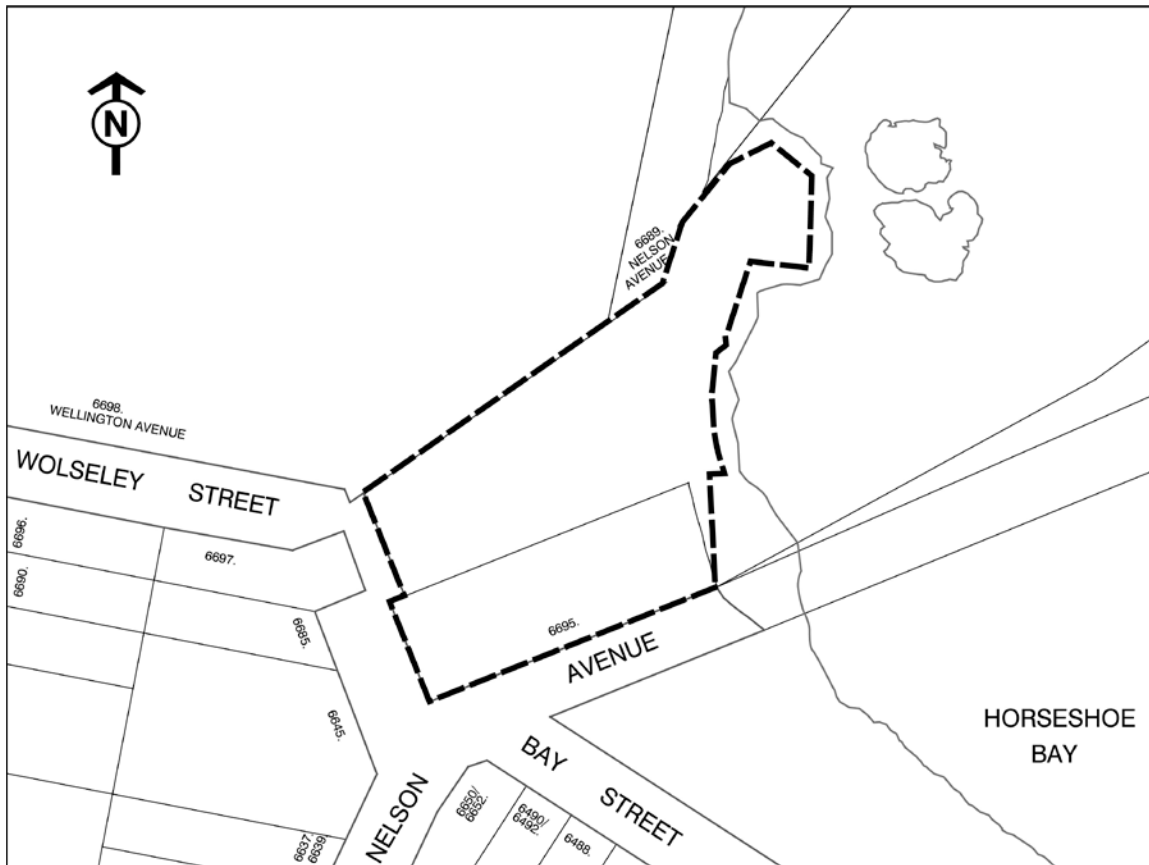
654.10 Off-Street Loading, Garbage & Recycling

- (1) A minimum of 1 garbage and recycling room shall be provided in the parking level below each building including residential use.
- (2) A minimum of 1 garbage and recycling room shall be provided for commercial use within Parking Level 3 (P3).
- (3) A minimum of 1 garbage and recycling room shall be provided for the adjacent marina use within Parking Level 3 (P3).
- (4) 2 loading bays for commercial use shall be provided within Parking Level 3 (P3).
- (5) 2 loading bays for residential use shall be provided on the lower parking levels.

Schedule B

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

The area shown dashed outline on the map below rezones the subject site to CD54.



Area to be rezoned from M3 to CD54