



MEMORANDUM

Date: May 5, 2022 File: 13.2500.01.2022
To: Mayor and Council
From: Michelle McGuire, Senior Manager of Current Planning and Urban Design
Re: **Revised Draft Zoning Amendment Bylaw for Land Use Contract Sites**

Staff identified an error in the draft zoning amendment bylaw for the Hollyburn Country Club site (Proposed CD78 Zone) that incorrectly restricted the maximum number of tennis courts (this restriction is not included in the site's land use contract).

Staff has prepared Appendix A, attached to this memorandum, to replace Appendix A of the previously distributed Report to Council titled "Proposed Bylaw Amendments for Land Use Contract Sites". The revised draft bylaw corrects the error and removes the restriction on tennis courts.

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District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5201, 2022**

Effective Date:

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5201, 2022

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5201, 2022

A bylaw to amend zoning for lands currently under land use contract.

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, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, and 5169.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for amendments to facilitate existing development under land use contract;

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. 5201, 2022.

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 Amendment of Regulations

- 3.1 Zoning Bylaw No. 4662, 2010, Section 610 – CD10 (Folkestone Way) is hereby amended by deleting the text in its entirety and replacing with **Schedule A** to this bylaw.
- 3.2 Zoning Bylaw No. 4662, 2010, Section 625 – CD25 (Care Facility on Clyde Avenue) is hereby amended by:
- 3.2.1 Adding the following text in Section 625.01 “Permitted Uses”, following “b) assisted living”:
- c) Hospitals as defined in the *Hospital Act*
- 3.2.2 Adding Section 625.02 after Section 625.01 “Permitted Uses” as follows, and renumbering the subsequent sections accordingly:

625.02 Conditions of Use

No more than 210 beds shall be permitted.

Part 4 Amendment of CD Zones

- 4.1 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 663 as the CD63 – Comprehensive Development Zone 63 (6645 Nelson Avenue), as set out in **Schedule B** to this bylaw.
- 4.2 The Lands shown shaded on the map in **Schedule C** to this bylaw are rezoned from RD2 – Duplex Dwelling Zone 2 to CD63 (6645 Nelson Avenue).
- 4.3 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 664 as the CD64 – Comprehensive Development Zone 64 (585 16th Street), as set out in **Schedule D** to this bylaw.
- 4.4 The Lands shown shaded on the map in **Schedule E** to this bylaw are rezoned from RM2 – Multiple Dwelling Zone 2 to CD64 (585 16th Street).
- 4.5 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 665 as the CD65 – Comprehensive Development Zone 65 (1340 Duchess Avenue), as set out in **Schedule F** to this bylaw.

- 4.6 The Lands shown shaded on the map in **Schedule G** to this bylaw are rezoned from RM2 – Multiple Dwelling Zone 2 to CD65 (1340 Duchess Avenue).
- 4.7 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 666 as the CD66 – Comprehensive Development Zone 66 (1489 –1497 Marine Drive), as set out in **Schedule H** to this bylaw.
- 4.8 The Lands shown shaded on the map in **Schedule I** to this bylaw are rezoned from AC1 – Ambleside Centre Zone 1 to CD66 (1489 –1497 Marine Drive).
- 4.9 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 667 as the CD67 – Comprehensive Development Zone 67 (1507 Bellevue Avenue), as set out in **Schedule J** to this bylaw.
- 4.10 The Lands shown shaded on the map in **Schedule K** to this bylaw are rezoned from AC1 – Ambleside Centre Zone 1 to CD67 (1507 Bellevue Avenue).
- 4.11 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 668 as the CD68 – Comprehensive Development Zone 68 (1495 Esquimalt Avenue) as set out in **Schedule L** to this bylaw.
- 4.12 The Lands shown shaded on the map in **Schedule M** to this bylaw are rezoned from RM2 – Multiple Dwelling Zone 2 to CD68 (1495 Esquimalt Avenue)
- 4.13 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 669 as the CD69 – Comprehensive Development Zone 69 (2030 – 2040 Marine Drive) as set out in **Schedule N** to this bylaw.
- 4.14 The Lands shown shaded on the map in **Schedule O** to this bylaw are rezoned from RS5 – Single Family Dwelling Zone 5 to CD69 (2030 – 2040 Marine Drive)
- 4.15 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 670 as the CD70 – Comprehensive Development Zone 70 (2119 Bellevue Avenue), as set out in **Schedule P** to this bylaw.
- 4.16 The Lands shown shaded in **Schedule Q** to this bylaw are rezoned from RM2 – Multiple Dwelling Zone 2 to CD70 (2119 Bellevue Avenue).

- 4.17 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 671 as the CD71 – Comprehensive Development Zone 71 (202 – 250 16th Street, 1571 – 1579 Bellevue Avenue), as set out in **Schedule R** to this bylaw.
- 4.18 The Lands shown shaded in **Schedule S** to this bylaw are rezoned from AC1 – Ambleside Centre Zone 1 to CD71 (202 – 250 16th Street, 1571 – 1579 Bellevue Avenue).
- 4.19 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 672 as the CD72 – Comprehensive Development Zone 72 (440 13th Street, 1285 & 1289 Keith Road), as set out in **Schedule T** to this bylaw.
- 4.20 The Lands shown shaded in **Schedule U** to this bylaw are rezoned from RD1 – Duplex Dwelling Zone 1 to CD72 (440 13th Street, 1285 & 1289 Keith Road).
- 4.21 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 673 as the CD73 – Comprehensive Development Zone 73 (1363 Clyde Avenue), as set out in **Schedule V** to this bylaw.
- 4.22 The Lands shown shaded in **Schedule W** to this bylaw are rezoned from RM2 – Multiple Dwelling Zone 2 to CD73 (1363 Clyde Avenue).
- 4.23 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 674 as the CD74 – Comprehensive Development Zone 74 (4957 Marine Drive), as set out in **Schedule X** to this bylaw.
- 4.24 The Lands shown shaded in **Schedule Y** to this bylaw are rezoned from C1 – Commercial Zone 1 to CD74 (4957 Marine Drive).
- 4.25 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 675 as the CD75 – Comprehensive Development Zone 75 (1858 – 1896 Bellevue Avenue), as set out in **Schedule Z** to this bylaw.
- 4.26 The Lands shown shaded in **Schedule AA** to this bylaw are rezoned from RD1 – Duplex Dwelling Zone 1 to CD75 (1858 – 1896 Bellevue Avenue).
- 4.27 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 676 as the CD76 – Comprehensive Development Zone 76 (312 – 320 Keith Road), as set out in **Schedule BB** to this bylaw.

- 4.28 The Lands shown shaded in **Schedule CC** to this bylaw are rezoned from RS3 – Single Family Dwelling Zone 3 to CD76 (312 – 320 Keith Road).
- 4.29 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 677 as the CD77 – Comprehensive Development Zone 77 (5500 Block Parthenon Place & 5490 Marine Drive) as set out in **Schedule DD** to this bylaw.
- 4.30 The Lands shown shaded on the map in **Schedule EE** to this bylaw are rezoned from RS3 – Single Family Dwelling Zone 3 to CD77 (5500 Block Parthenon Place & 5490 Marine Drive)
- 4.31 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 678 as the CD78 – Comprehensive Development Zone 78 (950 Cross Creek Road), as set out in **Schedule FF** to this bylaw.
- 4.32 The Lands shown shaded in **Schedule GG** to this bylaw are rezoned from RS3 – Single Family Dwelling Zone 3 to CD78 (950 Cross Creek Road).
- 4.33 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 679 as the CD79 – Comprehensive Development Zone 79 (6330 – 6338 Bay Street) as set out in **Schedule HH** to this bylaw.
- 4.34 The Lands shown shaded in **Schedule II** to this bylaw are rezoned from RS4 – Single Family Dwelling Zone 4 to CD79 (6330 – 6338 Bay Street).
- 4.35 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 680 as the CD80 – Comprehensive Development Zone 80 (382 – 398 Mathers Avenue) as set out in **Schedule JJ** to this bylaw.
- 4.36 The Lands shown shaded on the map in **Schedule KK** to this bylaw are rezoned from RS3 – Single Family Dwelling Zone 3 to CD80 (382 –398 Mathers Avenue)
- 4.37 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 681 as the CD81 – Comprehensive Development Zone 81 (800 Block Taylorwood Place) as set out in **Schedule LL** to this bylaw.
- 4.38 The Lands shown shaded in **Schedule MM** to this bylaw are rezoned from RS3 – Single Family Dwelling Zone 3 to CD81 (800 Block Taylorwood Place).

- 4.39 Zoning Bylaw No. 4662, 2010, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 682 as the CD82 – Comprehensive Development Zone 82 (6255 & 6265 Imperial Avenue, 6620 – 6678 Marine Drive) as set out in **Schedule NN** to this bylaw.
- 4.40 The Lands shown shaded on the map in **Schedule OO** to this bylaw are rezoned from RS4 – Single Family Dwelling Zone 4 to CD82 (6255 & 6265 Imperial Avenue, 6620 – 6678 Marine Drive)

Part 5 Amendment of the Table of Contents

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

Part 6 Amendment of Zoning Maps

- 6.1 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on the Lands as shown on the map in **Schedule C** to this bylaw,

FROM: RD2 (Duplex Dwelling Zone 2)

TO: CD63 – Comprehensive Development Zone 63 (6645 Nelson Avenue)

- 6.2 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on the Lands as shown on the map in **Schedule E** to this bylaw,

FROM: RM2 (Multiple Dwelling Zone 2)

TO: CD64 – Comprehensive Development Zone 64 (585 16th Street)

- 6.3 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on the Lands as shown on the map in **Schedule G** to this bylaw,

FROM: RM2 (Multiple Dwelling Zone 2)

TO: CD65 – Comprehensive Development Zone 65 (1340 Duchess Avenue)

- 6.4 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on the Lands as shown on the map in **Schedule I** to this bylaw,

FROM: AC1 (Ambleside Centre Zone 1)

TO: CD66 – Comprehensive Development Zone 66 (1489 – 1497 Marine Drive)

- 6.5 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on the Lands as shown on the map in **Schedule K** to this bylaw,

FROM: AC1 (Ambleside Centre Zone 1)

TO: CD67 – Comprehensive Development Zone 67 (1507 Bellevue Avenue)

- 6.6 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on the Lands as shown on the map in **Schedule M** to this bylaw,

FROM: RM2 (Multiple Dwelling Zone 2)

TO: CD68 – Comprehensive Development Zone 68 (1495 Esquimalt Avenue)

- 6.7 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on the Lands as shown on the map in **Schedule O** to this bylaw,

FROM: RS5 (Single Family Dwelling Zone 5)

TO: CD69 – Comprehensive Development Zone 69 (2030 – 2040 Marine Drive)

- 6.8 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on Lands as shown on the map in **Schedule Q** to this bylaw,

FROM: RM2 (Multiple Dwelling Zone 2)

TO: CD70 - Comprehensive Development Zone 70 (2119 Bellevue Avenue)

- 6.9 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on Lands as shown on the map in **Schedule S** to this bylaw,

FROM: AC1 – Ambleside Centre Zone 1

TO: CD71 - Comprehensive Development Zone 71 (202 – 250
16th Street, 1571 – 1579 Bellevue Avenue)

- 6.10 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on Lands as shown on the map in **Schedule U** to this bylaw,

FROM: RD1 – Duplex Dwelling Zone 1

TO: CD72 – Comprehensive Development Zone 72 (440 13th
Street, 1285 & 1289 Keith Road)

- 6.11 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on Lands as shown on the map in **Schedule W** to this bylaw,

FROM: RM2 – Multiple Dwelling Zone 2

TO: CD73 – Comprehensive Development Zone 73 (1363 Clyde
Avenue)

- 6.12 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on Lands as shown on the map in **Schedule Y** to this bylaw,

FROM: C1 – Commercial Zone 1

TO: CD74 – Comprehensive Development Zone 74 (4957 Marine
Drive)

- 6.13 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on Lands as shown on the map in **Schedule AA** to this bylaw,

FROM: RD1 – Duplex Dwelling Zone 1

TO: CD75 – Comprehensive Development Zone 75 (1858 – 1896
Bellevue Avenue)

- 6.14 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on Lands as shown on the map in **Schedule CC** to this bylaw,

FROM: RS3 – Single Family Dwelling Zone 3

TO: CD76 - Comprehensive Development Zone 76 (312 – 320 Keith Road)

- 6.15 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on the Lands as shown on the map in **Schedule EE** to this bylaw,

FROM: RS3 (Single Family Dwelling Zone 3)

TO: CD77 – Comprehensive Development Zone 77 (5500 Block Parthenon Place & 5490 Marine Drive)

- 6.16 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on Lands as shown on the map in **Schedule GG** to this bylaw,

FROM: RS3 – Single Family Dwelling Zone 3

TO: CD78 - Comprehensive Development Zone 78 (950 Cross Creek Road)

- 6.17 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on Lands as shown on the map in **Schedule II** to this bylaw,

FROM: RS4 – Single Family Dwelling Zone 4

TO: CD79 - Comprehensive Development Zone 79 (6330 – 6338 Bay Street)

- 6.18 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on the Lands as shown on the map in **Schedule KK** to this bylaw,

FROM: RS3 (Single Family Dwelling Zone 3)

TO: CD80 – Comprehensive Development Zone 80 (382 – 398 Mathers Avenue)

6.19 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on Lands as shown on the map in **Schedule MM** to this bylaw,

FROM: RS3 – Single Family Dwelling Zone 3

TO: CD81 - Comprehensive Development Zone 81 (800 Block Taylorwood Place)

6.20 Zoning Bylaw No. 4662, 2010, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on the Lands as shown on the map in **Schedule OO** to this bylaw,

FROM: RS4 (Single Family Dwelling Zone 4)

TO: CD82 – Comprehensive Development Zone 82 (6255 & 6265 Imperial Avenue, 6620 – 6678 Marine Drive)

Schedules

Schedule A – CD10 – Comprehensive Development Zone 10 (Folkestone Way)

Schedule B – CD63 – Comprehensive Development Zone 63 (6645 Nelson Avenue)

Schedule C – Zoning Maps Amendment (6645 Nelson Avenue)

Schedule D – CD64 – Comprehensive Development Zone 64 (585 16th Street)

Schedule E – Zoning Maps Amendment (585 16th Street)

Schedule F – CD65 – Comprehensive Development Zone 65 (1340 Duchess Avenue)

Schedule G – Zoning Maps Amendment (1340 Duchess Avenue)

Schedule H – CD66 – Comprehensive Development Zone 66 (1489 – 1497 Marine Drive)

Schedule I – Zoning Maps Amendment (1489 – 1497 Marine Drive)

Schedule J – CD67 – Comprehensive Development Zone 67 (1507 Bellevue Avenue)

Schedule K – Zoning Maps Amendment (1507 Bellevue Avenue)

Schedule L – CD68 – Comprehensive Development Zone 68 (1495 Esquimalt Avenue)

Schedule M – Zoning Maps Amendment (1495 Esquimalt Avenue)

Schedule N – CD69 – Comprehensive Development Zone 69 (2030 – 2040 Marine Drive)

Schedule O – Zoning Maps Amendment (2030 – 2040 Marine Drive)

Schedule P – CD70 – Comprehensive Development Zone 70 (2119 Bellevue Avenue)

Schedule Q – Zoning Maps Amendment (2119 Bellevue Avenue)

Schedule R – CD71 - Comprehensive Development Zone 71 (202 – 250 16th Street, 1571 – 1579 Bellevue Avenue)

- Schedule S – Zoning Maps Amendment (202 – 250 16th Street, 1571 – 1579 Bellevue Avenue)
- Schedule T – CD72 – Comprehensive Development Zone 72 (440 13th Street, 1285 & 1289 Keith Road)
- Schedule U – Zoning Maps Amendment (440 13th Street, 1285 & 1289 Keith Road)
- Schedule V – CD73 - Comprehensive Development Zone 73 (1363 Clyde Avenue)
- Schedule W – Zoning Maps Amendment (1363 Clyde Avenue)
- Schedule X – CD74 - Comprehensive Development Zone 74 (4957 Marine Drive)
- Schedule Y – Zoning Maps Amendment (4957 Marine Drive)
- Schedule Z – CD75 - Comprehensive Development Zone 75 (1858 – 1896 Bellevue Avenue)
- Schedule AA – Zoning Maps Amendment (1858 – 1896 Bellevue Avenue)
- Schedule BB – CD76 - Comprehensive Development Zone 76 (312 – 320 Keith Road)
- Schedule CC – Zoning Maps Amendment (312 – 320 Keith Road)
- Schedule DD – CD77 – Comprehensive Development Zone 77 (5500 Block Parthenon Place & 5490 Marine Drive)
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- Schedule FF – CD78 - Comprehensive Development Zone 78 (950 Cross Creek Road)
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- Schedule HH – CD79 - Comprehensive Development Zone 79 (6330 – 6338 Bay Street)
- Schedule II – Zoning Maps Amendment (6330 – 6338 Bay Street)
- Schedule JJ – CD80 – Comprehensive Development Zone 80 (382 – 398 Mathers Avenue)
- Schedule KK – Zoning Maps Amendment (382 – 398 Mathers Avenue)
- Schedule LL – CD81 - Comprehensive Development Zone 81 (800 Block Taylorwood Place)
- Schedule MM – Zoning Maps Amendment (800 Block Taylorwood Place)
- Schedule NN – CD82 – Comprehensive Development Zone 82 (6255 & 6265 Imperial Avenue, 6620 – 6678 Marine Drive)
- Schedule OO – Zoning Maps Amendment (6255 & 6265 Imperial Avenue, 6620 – 6678 Marine Drive)

READ A FIRST TIME on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

APPROVED by the Minister of Transportation and Infrastructure on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

Schedule A – CD10 – Comprehensive Development Zone (Folkestone Way)

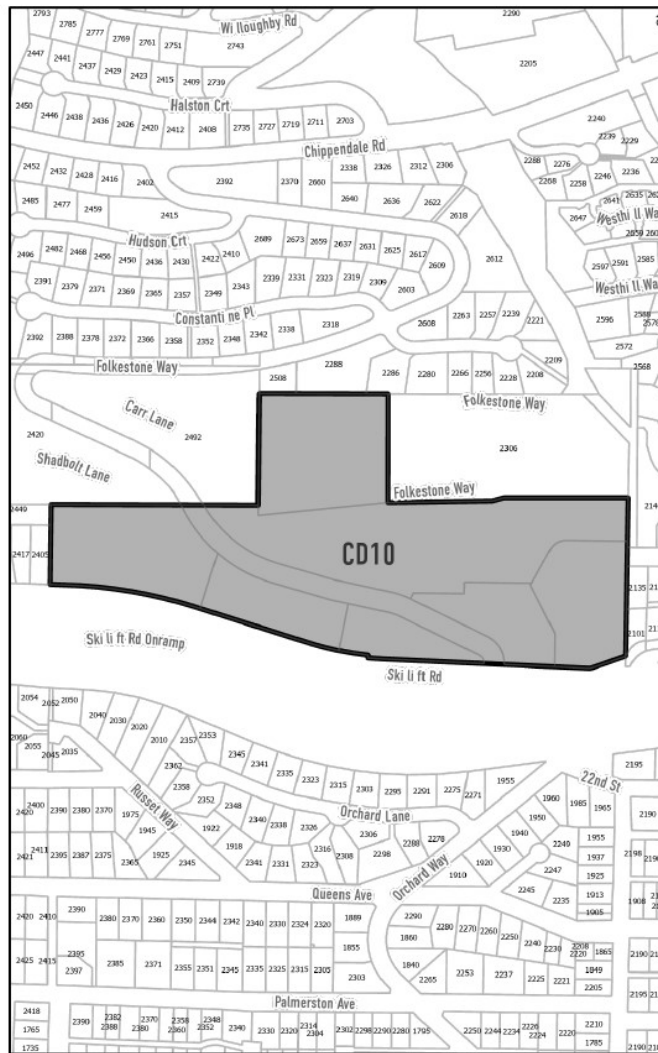
610 CD10 (Folkestone Way)

AMENDING
BYLAW

SECTION REGULATION

610.01 Map

Lands zoned CD10 are shaded on the map below:

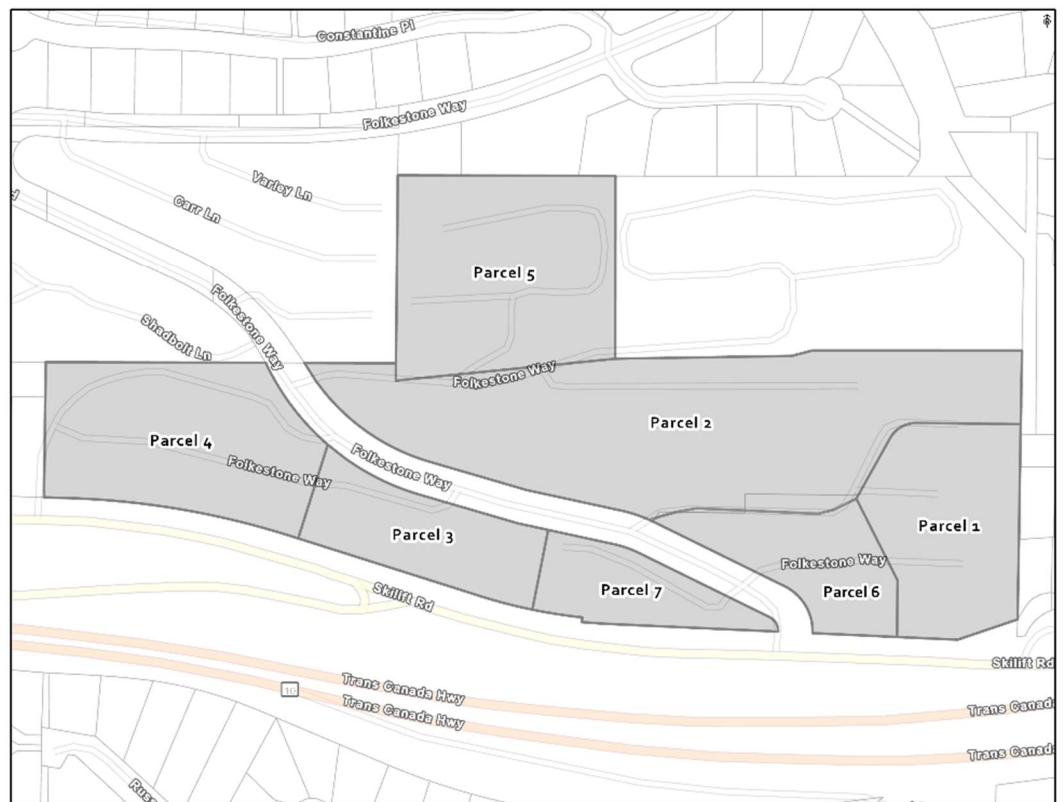


610.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Recreation complex
- iii. Apartments
- iv. Townhouses
- v. Shopping centre, including gasoline station
- vi. Restaurant

610.03 Conditions of Use

- (1) Development of lands zoned CD10 is allocated by parcels according to the map below:



- (2) A shopping centre, gasoline station, and restaurant shall be permitted only on Parcel 7.
- (3) A gasoline station must be operated as an integral part of a shopping centre.
- (4) Any development that occurs on Parcel 2 in the northeast corner shall be an apartment.

610.04 Maximum Floor Area Ratio (FAR)

- (1)
 - i. Parcel 1 development: 5,837.3 m² – 6,131.6 m²
 - ii. Parcel 2 development: 17,641.6 m² – 17,930.3 m²
 - iii. Parcel 3 development: 3,272.8 m² – 3,716.1 m²
 - iv. Parcel 4 development: 3,579.5 m² – 8,825.8 m²
 - v. Parcel 5 development: 6,109.7 m² – 6,503.2 m²
 - vi. Parcel 6 development: 3,184.7 m² – 3,623.2 m²
 - vii. Parcel 7 development: 1,207.7 m² – 1,300.6 m²
- (2) Recreation complex – 576 m² minimum, including two outdoor tennis courts with minimum dimensions 24.4 metres x 32 metres.
- (3) Shopping centre – 1,300.6 m² maximum.
- (4) All development combined, excluding the recreation complex – 48,030.9 m² maximum.

610.05 Setbacks

- (1) Gasoline station pump island and canopy supports – minimum 4.6 metres from north, east, and south site lines, excluding canopies which may project up to 1.5 metres into the setback area.
- (2) Gasoline station use – minimum 9.1 metres from south site line.
- (3) Apartment on Parcel 4 constructed immediately adjacent to western boundary – 25.9 metres from north site line.
- (4) All other uses – minimum 7.6 metres from all site lines.
- (5) Minimum setbacks for Parcel 1:

North:	6.6 metres
South:	7.3 metres
East:	9.2 metres
West:	3.0 metres

610.06 Number of Storeys

- (1) Apartment – maximum 3 storeys, including basement.
- (2) Townhouses – maximum 2 storeys, including basement.

610.07 Off-Street Parking

- (1) Townhouses – minimum 2 parking spaces per dwelling unit.
- (2) Apartments – minimum 1.6 parking spaces per dwelling unit.
- (3) Recreation complex – minimum 10 parking spaces.
- (4) All building types, excluding recreation complex – minimum 1 covered parking space per unit.
- (5) Maximum number of open parking spaces – 350, including 1 space per 37.2 m² of gross commercial floor area to be located on Parcel 1.

610.08 Landscaping

- (1) Landscaping, fencing and screening shall be provided for parking spaces located along or adjacent to an exterior lot line.

Schedule B – CD63 – Comprehensive Development Zone (6645 Nelson Avenue)

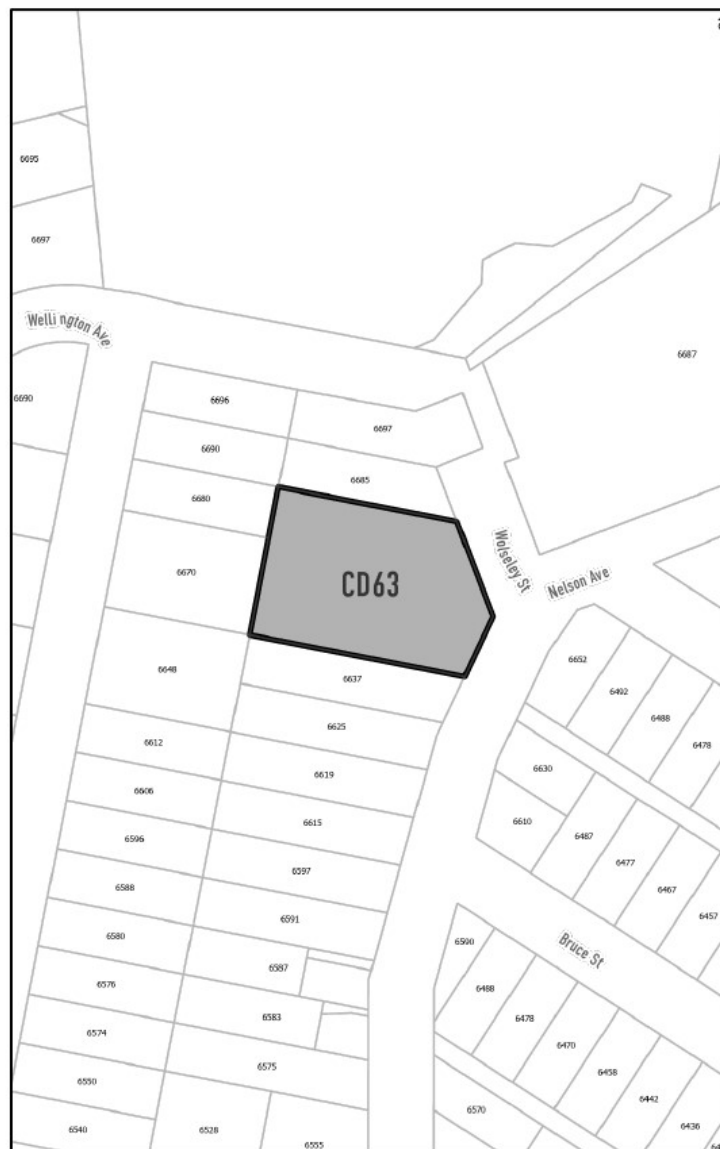
663 CD63 (6645 Nelson Avenue)

AMENDING
BYLAW

SECTION REGULATION

663.01 Map

Lands zoned CD63 are shaded on the map below:



663.02 Permitted Uses

- i. Apartment building for seniors housing
- ii. Caretaker's suite

663.03 Density

- (1) A maximum of 45 dwelling units.
- (2) A maximum of one caretaker's suite.

663.04 Floor Area Ratio (FAR)

- (1) Apartment building – 0.83

663.05 Setbacks

- (1) Minimum:

West:	36.0 metres
South:	2.0 metres
North:	1.0 metres

Existing accessory structures lawfully built prior to January 1, 2022 are exempted from setbacks requirements in CD63.

- (2) For the purpose of defining existing accessory structures lawfully built prior to January 1, 2022 in Section 663.05(1), such measurements may be established by providing a drawing prepared and stamped by a British Columbia Land Surveyor or a Professional Engineer or a Registered Architect, showing the location, elevation and shape of the structures that existed on the site as of January 1, 2022.

663.06 Number of Storeys

- (1) Apartment building – maximum 5 storeys.

663.07 Off-Street Parking

- (1) Notwithstanding Section 142.08, eight parking spaces may be provided within 91.4 metres of the site.

Schedule C – Zoning Maps Amendment (6645 Nelson Avenue)

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

The area shown shaded on the map below rezones the site to CD63.



Schedule D – CD64 – Comprehensive Development Zone (585 16th Street)

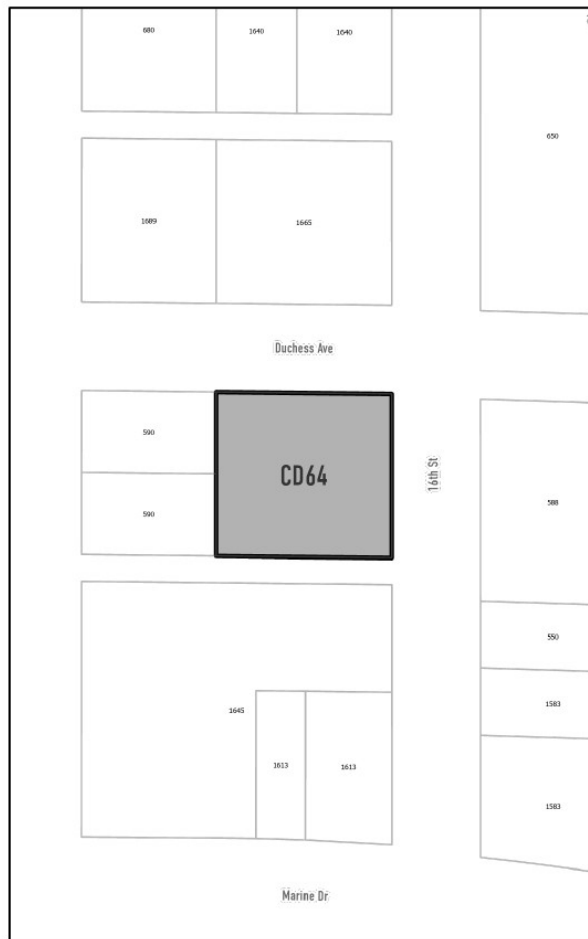
664 CD64 (585 16th Street)

AMENDING
BYLAW

SECTION REGULATION

664.01 Map

Lands zoned CD64 are shaded on the map below:



664.02 Permitted Uses

- i. Office
- ii. Retail accessory to office use

664.03 Conditions of Use

- (1) Office use is not to exceed 1,509.6m², excluding parking areas
- (2) a maximum of 92.9m² for accessory retail use

664.04 Density

- (1) A maximum gross floor area of 1,509.6m², excluding parking areas.

664.05 Setbacks

Minimum:

East:	3.0 metres
West:	1.5 metres
South:	3.0 metres
North:	6.4 metres

664.06 Building Height

- (1) Office – 11.2 metres maximum measured from the floor of the basement parking level plus 1.5 metres for any roof-top equipment.

664.07 Number of Storeys

- (1) 2 storeys maximum

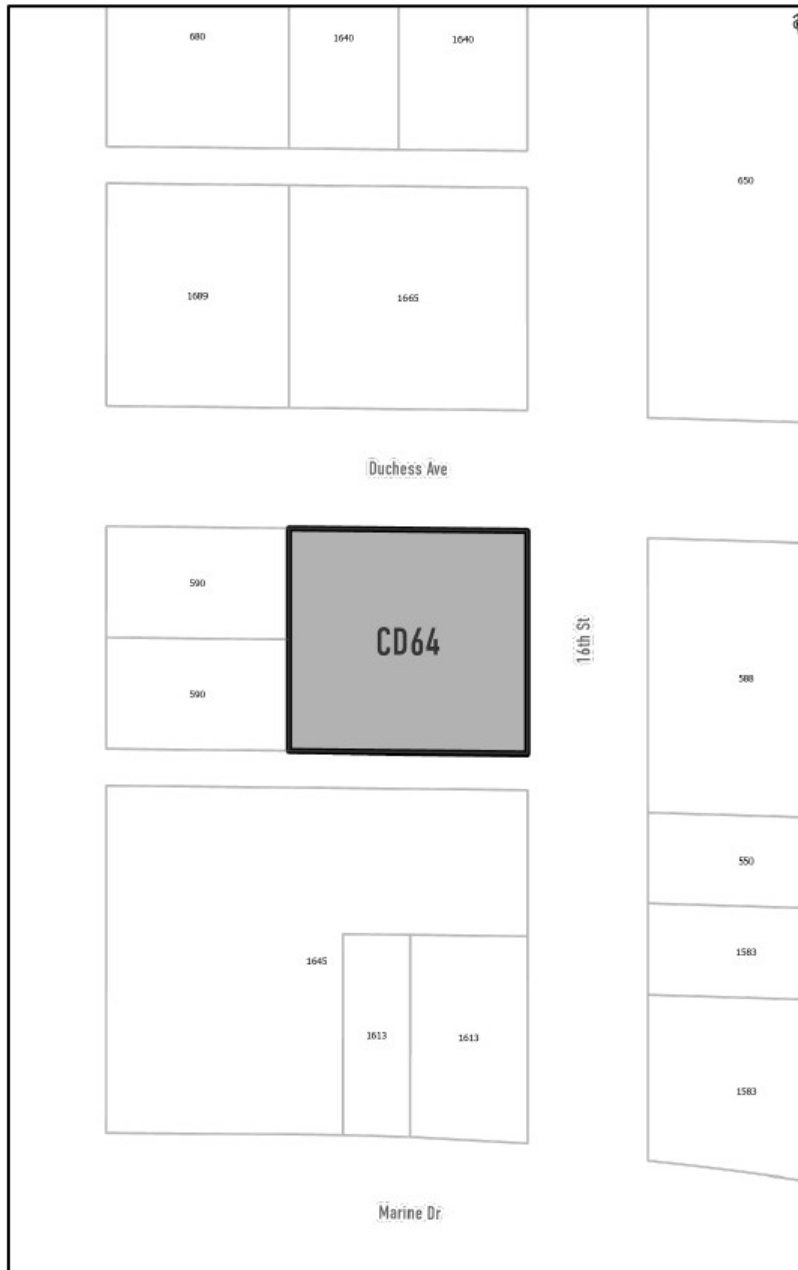
664.08 Off-Street Parking

- (1) Provide underground parking areas.
- (2) 40 parking spaces are to be provided for tenants of and visitors to the building.
- (3) Out of the parking spaces required by (2) above, one parking space is to be provided for the use of persons with disabilities.
- (4) A maximum of 25% of the parking spaces can be for small vehicles.

Schedule E – Zoning Maps Amendment (585 16th Street)

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

The area shown shaded on the map below rezones the site to CD64.



Schedule F- CD65 – Comprehensive Development Zone (1340 Duchess Avenue)

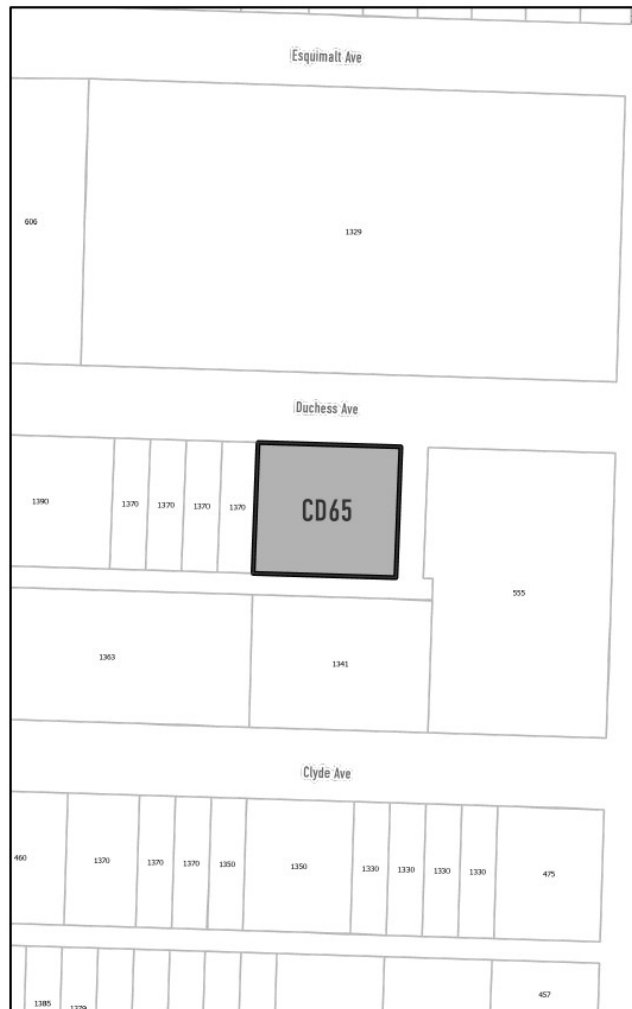
665 CD65 (1340 Duchess Avenue)

AMENDING
BYLAW

SECTION REGULATION

665.01 Map

Lands zoned CD65 are shaded on the map below:



665.02 Permitted Uses

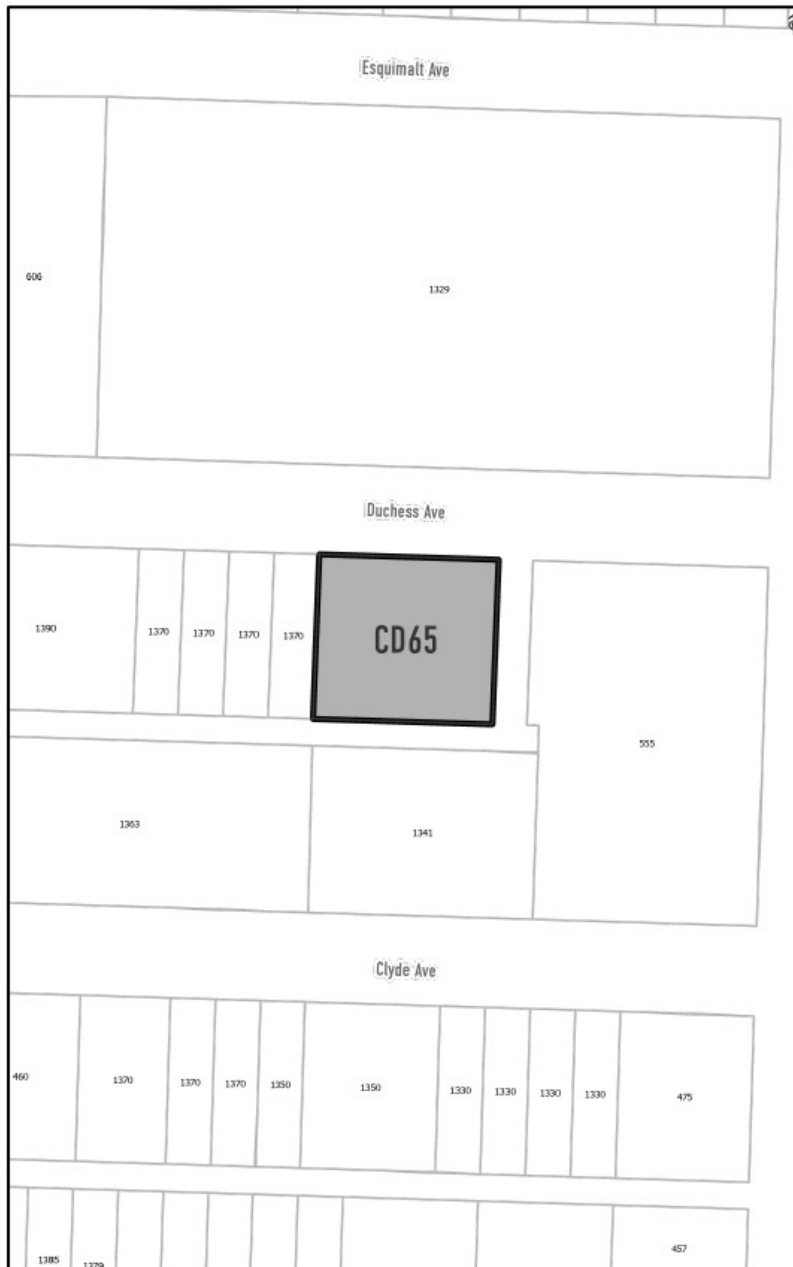
- i. Apartment building

665.03	Density
(1)	A maximum of 30 dwelling units
665.04	Site Coverage
(1)	Maximum 53%
665.05	Setbacks
(1)	The following minimum setbacks shall apply: North: 2.6 metres South: 2.2 metres East: 4.1 metres West: 6.3 metres
665.06	Building Height
(1)	Maximum 13.6 metres.
665.07	Maximum Number of Storeys
(1)	Apartment buildings – 4 storeys maximum.
665.08	Off-Street Parking
(1)	30 parking spaces shall be provided.

Schedule G – Zoning Maps Amendment (1340 Duchess Avenue)

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

The area shown shaded on the map below rezones the site to CD65.



Schedule H – CD66 – Comprehensive Development Zone (1489 – 1497 Marine Drive)

666 CD66 (1489 – 1497 Marine Drive)

AMENDING
BYLAW

SECTION REGULATION

666.01 Map

Lands zoned CD66 are shaded on the map below:



666.02	Permitted Uses
(1)	Those uses as provided for in Section 701.01 - Ambleside Centre Zone 1 of this bylaw.
666.03	Density
(1)	All uses not to exceed 2,508 m ²
666.04	Building Height
(1)	Maximum – 11.5 metres, plus 1.5 metres for any rooftop equipment.
666.05	Number of Storeys
(1)	Maximum 3 storeys
666.06	Off-Street Parking
(1)	No less than 40 parking spaces, including the provision of a minimum of one stall for persons with disabilities.
(2)	Notwithstanding Section 140.28, parking spaces may be provided within 91.4 metres of the site.

Schedule I – Zoning Maps Amendment (1489 – 1497 Marine Drive)

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

The area shown shaded on the map below rezones the site to CD66.



Schedule J – CD67 – Comprehensive Development Zone (1507 Bellevue Avenue)

667 CD67 (1507 Bellevue Avenue)

AMENDING
BYLAW

SECTION REGULATION

667.01 Map

Lands zoned CD67 are shaded on the map below:



667.02 Permitted Uses

- (1) Those uses as provided for in Section 701.01 - Ambleside Centre Zone 1 of this bylaw.

667.03 Conditions of Use

- (1) The Lands within the CD67 Zone shall be developed with a building for stores, offices and a restaurant and ground level and upper level parking, being two storeys on the south side, and two storeys parking and one storey commercial on the north side.

667.04 Density

- (1) The building shall not exceed 1,021.9 m², excluding parking areas.
- (2) Office includes a maximum of 92.9 m² for retail use.

667.05 Building Height

- (1) Maximum height of 9.1 metres from the floor of the lowest commercial storey, including rooftop structure.

667.06 Off-Street Parking

- (1) Provide ground level and upper level parking areas for tenants and visitors to the building on a ratio of one to each 55.7 m² of floor area; a maximum of three may be designated for small cars.
- (2) Provide a minimum of one parking stall suitable for persons with disabilities, from those required in the above.
- (3) Subject to exceptions contained in (2) and (3), ensure that the parking spaces otherwise comply with Section 140 of this bylaw.

Schedule K – Zoning Maps Amendment (1507 Bellevue Avenue)

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

The area shown shaded on the map below rezones the site to CD67.



Schedule L – CD68 – Comprehensive Development Zone (1495 Esquimalt Avenue)

668 CD68 (1495 Esquimalt Avenue)

AMENDING
BYLAW

SECTION REGULATION

668.01 Map

Lands zoned CD68 are shaded on the map below:



668.02 Permitted Uses

- i. Apartment building for seniors housing

668.03 Density

- (1) No building or structure shall contain more than 84 dwelling units.

668.04 Setbacks

- (1) Minimum:
 - South: 8.6 metres
 - North: 8.9 metres
 - East: 9.1 metres
- (2) Mechanical equipment may be located within the setback area with the following considerations:
 - (i) Minimum 2.1 metres from north property line
 - (ii) Within 2.2 metres to 8.6 metres from west property line
 - (iii) Screening fence up to 2.9 metres in height

668.05 Width of Building

- (1) No building shall be constructed above grade level which exceeds in width one-half the width of the said lands; frontage of the site shall be considered to be that boundary of the said lands abutting Esquimalt Avenue.

668.06 Number of Storeys

- (1) No building shall be constructed to a height in excess of 11 storeys including the main floor at grade level.

668.07 Off-Street Parking

- (1) Ten accessory off-street parking spaces are to be provided, at surface level with access from the lane, provided however no spaces shall be constructed or located within 12.1 metres of the 15th Street side site line.

Schedule M – Zoning Maps Amendment (1495 Esquimalt Avenue)

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

The area shown shaded on the map below rezones the site to CD68.



669.02 Permitted Uses

- i. Townhouses

669.03 Density

- (1) Six townhouses not exceeding a gross floor area of 1,300.6 m² including covered parking.

669.04 Setbacks

Minimum:

North: 4.1 metres

East: 4.0 metres

West: 2.7 metres

669.05 Building Height

- (1) Townhouses – 9.1 metres maximum measured from the average grade on the front of the building to the peak of the roof, but excluding the chimney which shall be to the minimum height allowed by the National Building Code.

669.06 Number of Storeys

- (1) Townhouse – 2 storey plus basement maximum.

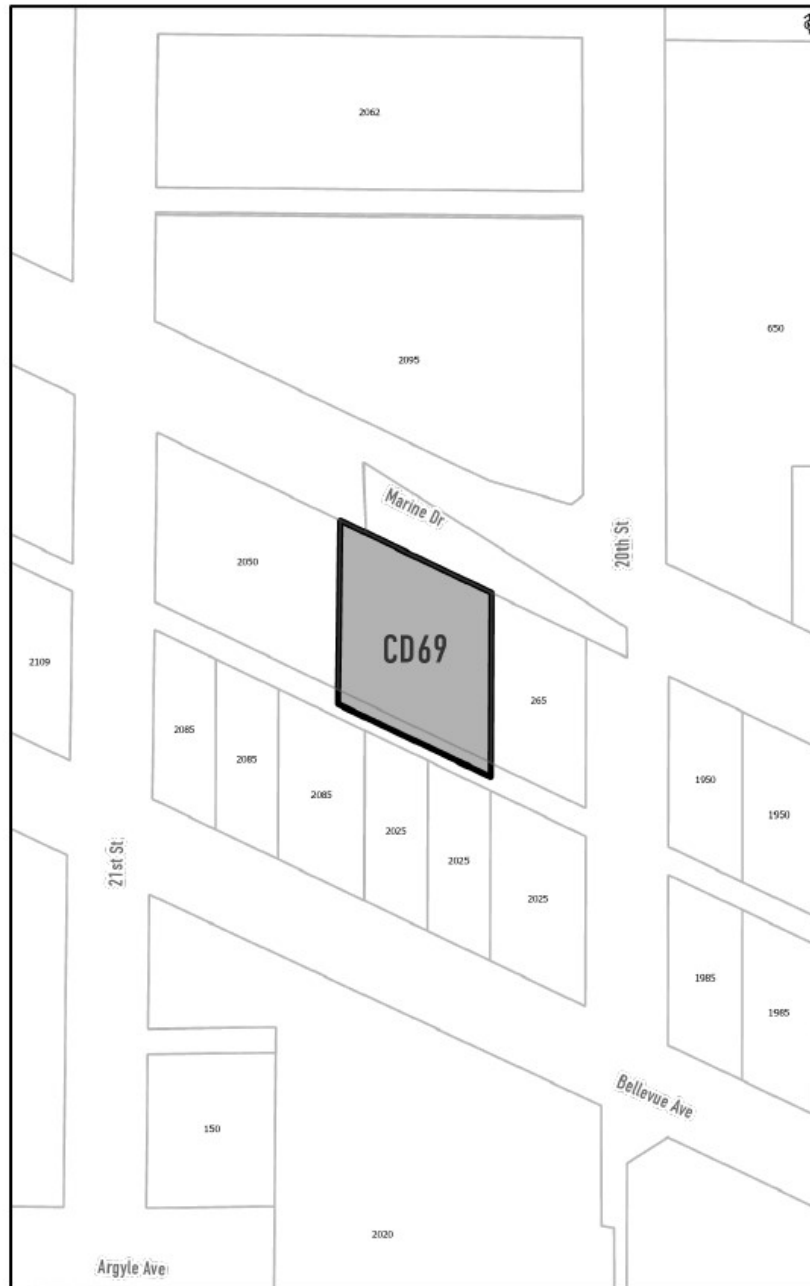
669.07 Off-Street Parking

- (1) Townhouse – 2 spaces per dwelling unit, one space in an enclosed garage and one space out of doors.
- (2) Townhouse Visitor Parking – 6 parking spaces.

Schedule O – Zoning Maps Amendment (2030 – 2040 Marine Drive)

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

The area shown shaded on the map below rezones the site to CD69.



Schedule P – CD70 – Comprehensive Development Zone (2119 Bellevue Avenue)

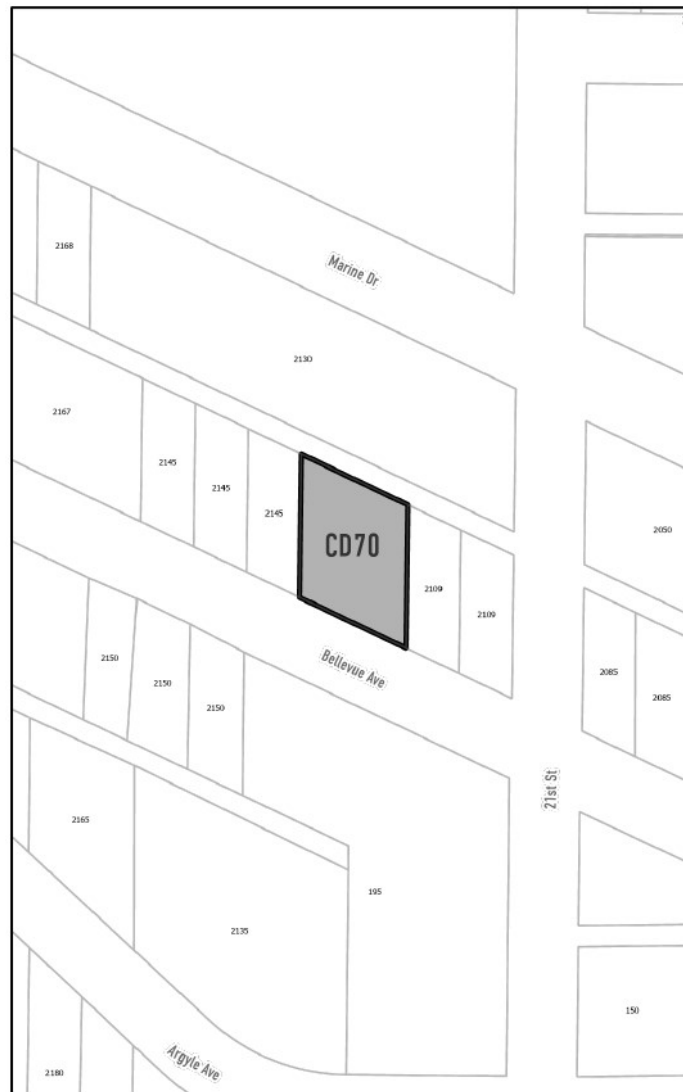
670 CD70 (2119 Bellevue)

AMENDING
BYLAW

SECTION REGULATION

670.01 Map

Lands zoned CD70 are shaded on the map below:



670.02 Permitted Uses

- i. Accessory buildings, structures and uses
- ii. Apartment buildings

670.03 Density

- (1) A maximum of 27 dwelling units.

670.04 Floor Area Ratio (FAR)

- (1) Maximum 1.48

670.05 Gross Floor Area

- (1) Maximum 1,858 m²

670.06 Site Coverage

- (1) Maximum 49%

670.07 Setbacks

- (1) The following minimum setbacks shall apply:

South:	7.6 metres
North:	4.5 metres
East:	2.1 metres
West:	2.1 metres

670.08 Building Height

- (1) Apartment buildings – 11.6 metres maximum, plus 3 metres for the service penthouse.

670.09 Number of Storeys

- (1) Apartment buildings – 4 storeys maximum.

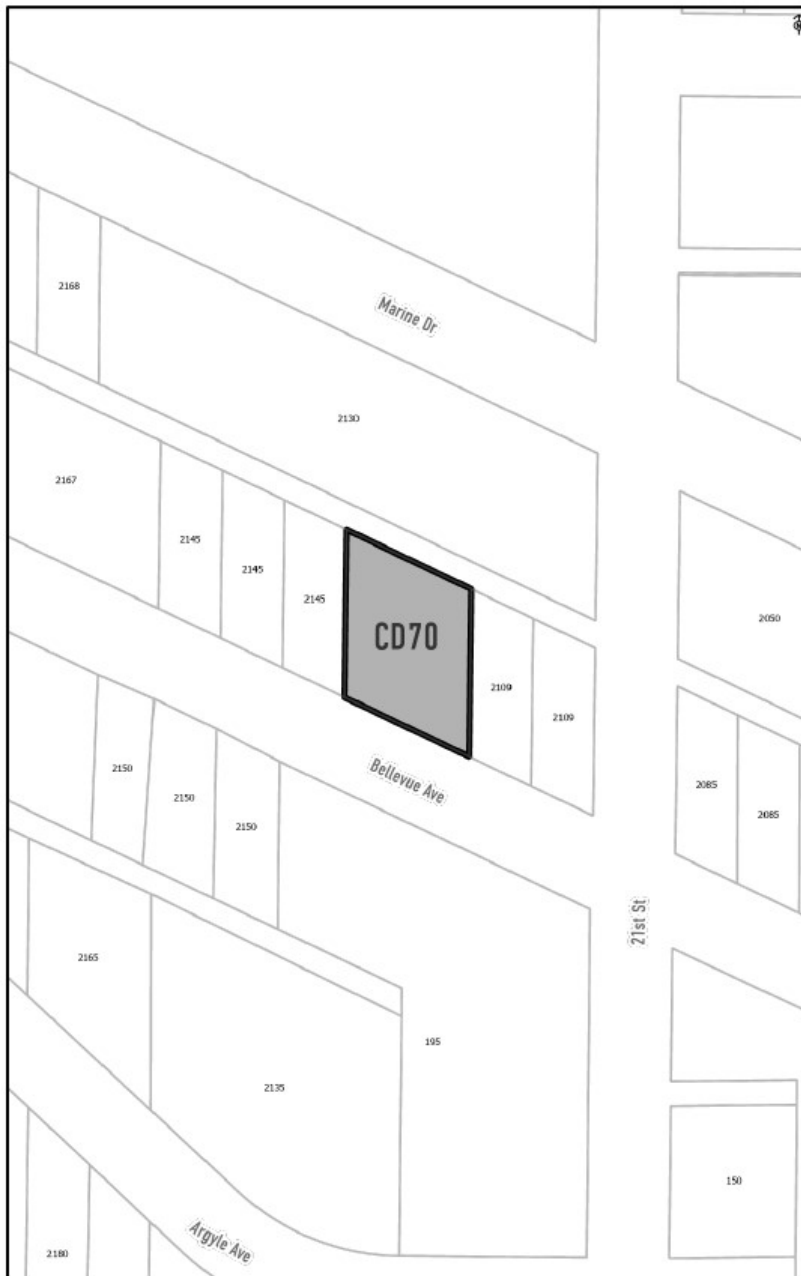
670.10 Off-Street Parking

- (1) A minimum of 1 parking space for each dwelling, with a maximum of 7 spaces to be provided for small cars.

Schedule Q – Zoning Maps Amendment (2119 Bellevue Avenue)

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

The area shown shaded on the map below rezones the site to CD70.



Schedule R – CD71 – Comprehensive Development Zone (202 – 250 16th Street, 1571 – 1579 Bellevue Avenue)

671 CD71 (202 – 250 16th Street, 1571 – 1579 Bellevue Avenue)

AMENDING
BYLAW

SECTION REGULATION

671.01 Map

Lands zoned CD71 are shaded on the map below:



671.02	Permitted Uses
i.	Accessory buildings, structures, and uses
ii.	Dwelling units, in a building with commercial uses as permitted in the CD71 zone
iii.	Office
iv.	Restaurant
iv.	Retail
671.03	Conditions of Use
(1)	Offices may not exceed 10% of the ground floor area of the principal building.
671.04	Gross Floor Area
(1)	Maximum: 3,065 m ²
671.05	Building Height
(1)	Maximum 9.1 metres, excluding any roof top equipment.
671.06	Number of Storeys
(1)	Maximum two storeys
671.07	Off-Street Parking
(1)	A minimum of 1 parking space per 56 m ² of gross floor area of development.
(2)	A minimum of 38 parking spaces, including visitor parking, must be provided on-site.
(3)	Notwithstanding section 142.08, the remaining required off-street tenant parking spaces may be provided within 91.4 metres of the site.

Schedule T – CD72 – Comprehensive Development Zone (440 13th Street, 1285 & 1289 Keith Road)

672 CD72 (440 13th Street, 1285 & 1289 Keith Road)

AMENDING
BYLAW

SECTION REGULATION

672.01 Map

Lands zoned CD72 are shaded on the map below:



672.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Townhouses
- iii. Secondary suites

672.03 Conditions of Use

- (1) A maximum of one secondary suite per principal dwelling unit is permitted in accordance with section 130.05 of the bylaw, excluding section 130.05 (1).

672.04 Density

- (1) Maximum 3 principal dwelling units.

672.05 Setbacks

Minimum:

South (Keith Road): 3.6 metres

West: 5.8 metres

672.06 Number of Storeys

- (1) Maximum three storeys.

672.07 Off-Street Parking

- (1) 1 parking space per dwelling unit in the form of an attached carport or garage.
- (2) Minimum of 3 on-site guest parking spaces.

Schedule V – CD73 – Comprehensive Development Zone (1363 Clyde Avenue)

673 CD73 (1363 Clyde Avenue)

AMENDING
BYLAW

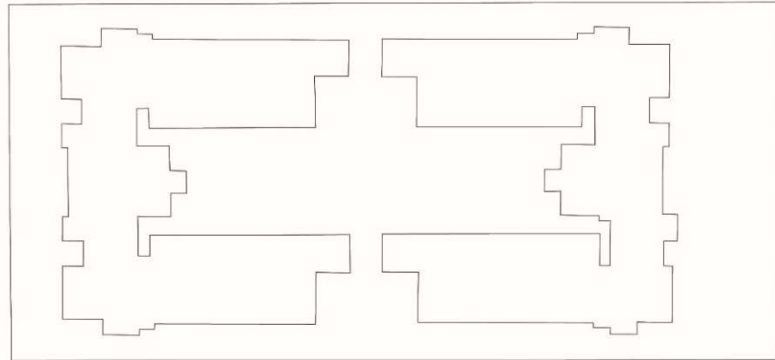
SECTION REGULATION

673.01 Map

Lands zoned CD73 are shaded on the map below:



Buildings shall be generally sited as per below:



673.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Apartment building

673.03 Conditions of Use

(1) Notwithstanding other provisions of this Zoning Bylaw, a maximum of two apartment buildings are permitted.

673.04 Density

(1) A maximum of 60 dwelling units.

673.05 Site Coverage

(1) Maximum 55%

673.06 Setbacks

Minimum:

North:	2.5 metres
South:	2.5 metres
East:	11.6 metres
West:	5.3 metres

Balcony projections are exempted from setback requirements in CD73.

673.07 Number of Storeys

(1) Maximum four storeys.

673.08 Off-Street Parking

(1) 1 parking space per dwelling unit.

Schedule W – Zoning Maps Amendment (1363 Clyde Avenue)

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

The area shown shaded on the map below rezones the site to CD73.



Schedule X – CD74 – Comprehensive Development Zone (4957 Marine Drive)

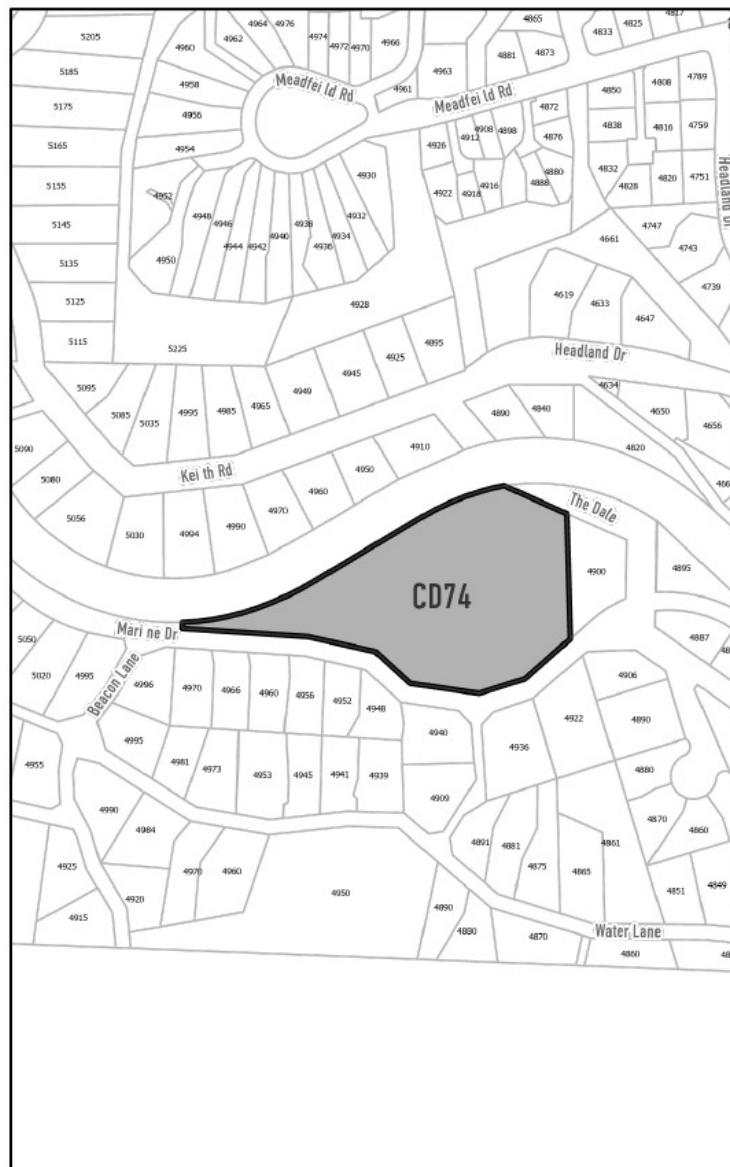
674 CD74 (4957 Marine Drive)

AMENDING
BYLAW

SECTION REGULATION

674.01 Map

Lands zoned CD74 are shaded on the map below:



674.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Townhouses

674.03 Site Coverage

- (1) Maximum 35% including covered parking and swimming pool areas.

674.04 Density

- (1) Maximum of 30 dwelling units.

674.05 Setbacks

Minimum:

South: 7.62 metres

674.06 Building Height

- (1) Maximum 7.62 metres of all buildings and structures containing dwelling units measured through the cross-section of a unit from the lowest floor level.
- (2) Maximum height of accessory buildings and structures is subject to Section 130.01 (9) of this bylaw.

674.07 Number of Storeys

- (1) Maximum two storeys, including a basement plus a loft.

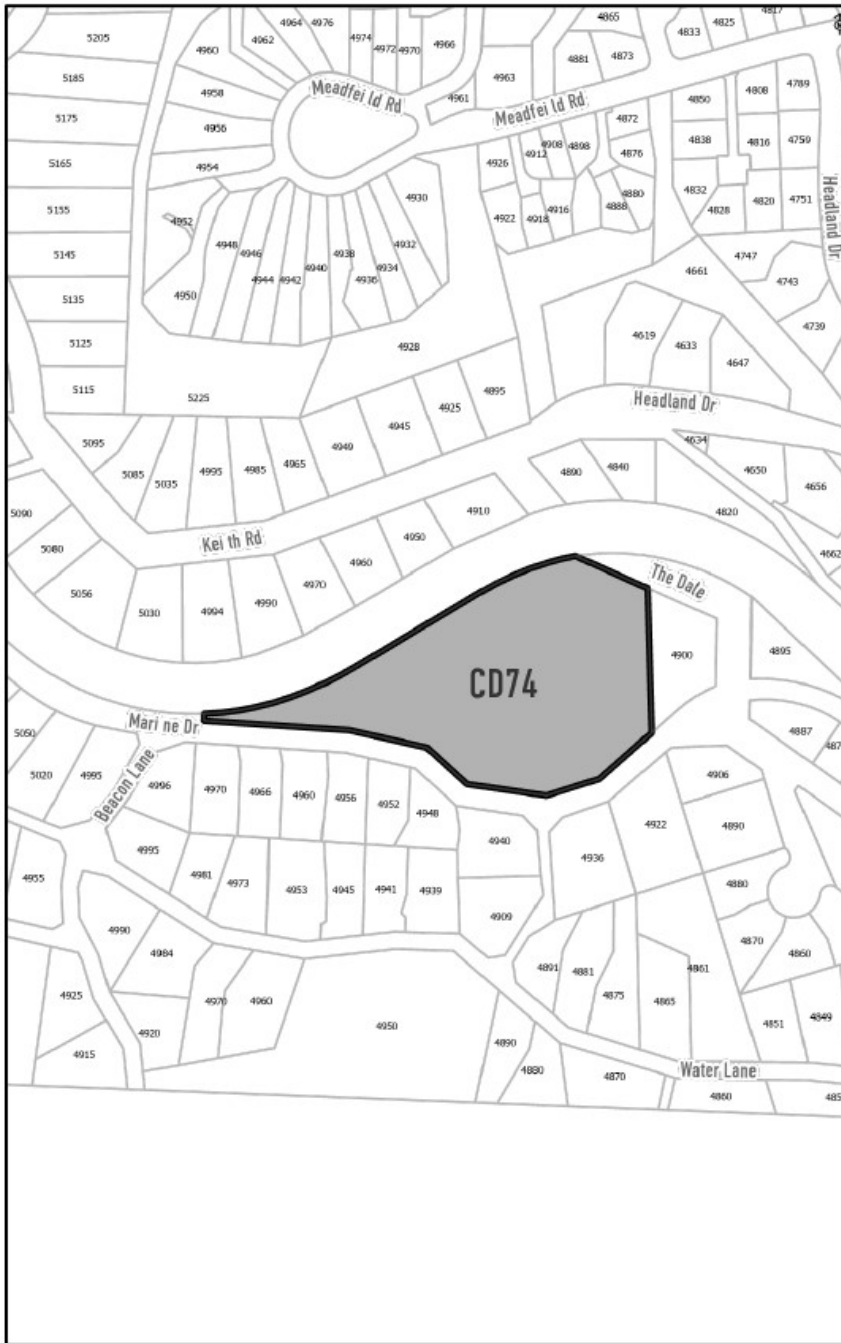
674.08 Off-Street Parking

- (1) 2 parking spaces per dwelling unit.

Schedule Y – Zoning Maps Amendment (4957 Marine Drive)

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

The area shown shaded on the map below rezones the site to CD74.



Schedule Z – CD75 – Comprehensive Development Zone (1858 – 1896 Bellevue Avenue)

675 CD75 (1858-1896 Bellevue Avenue)

AMENDING
BYLAW

SECTION REGULATION

675.01 Map

Lands zoned CD75 are shaded on the map below:



675.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Townhouses

675.03 Density

- (1) Maximum of 6 dwelling units.

675.04 Number of Storeys

- (1) Maximum two storeys and an attic.

675.05 Off-Street Parking

- (1) Minimum 2 parking spaces per dwelling unit in the form of a carport or garage located within the buildings.

Schedule AA – Zoning Maps Amendment (1858 – 1896 Bellevue Avenue)

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

The area shown shaded on the map below rezones the site to CD75.



Schedule BB – CD76 – Comprehensive Development Zone (312 – 320 Keith Road)

676 CD76 (312-320 Keith Road)

AMENDING
BYLAW

SECTION REGULATION

676.01 Map

Lands zoned CD76 are shaded on the map below:



676.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Townhouses

676.03 Density

- (1) 1 unit per 0.16 hectares to a maximum of 5 dwelling units.

676.04 Setbacks

Minimum:

North: 22.3 metres

South: 81.4 metres

East: 2.4 metres

West: 2.4 metres

676.05 Building Height

- (1) Maximum 7.6 metres, not including a chimney.

676.06 Number of Storeys

- (1) Maximum two storeys.

676.07 Off-Street Parking

- (1) Minimum 2 parking spaces per dwelling unit in the form of a carport or garage located within the buildings.
- (2) Minimum 5 parking spaces for visitors.

Schedule CC – Zoning Maps Amendment (312 – 320 Keith Road)

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

The area shown shaded on the map below rezones the site to CD76.



Schedule DD – CD77 – Comprehensive Development Zone (5500 Block Parthenon Place & 5490 Marine Drive)

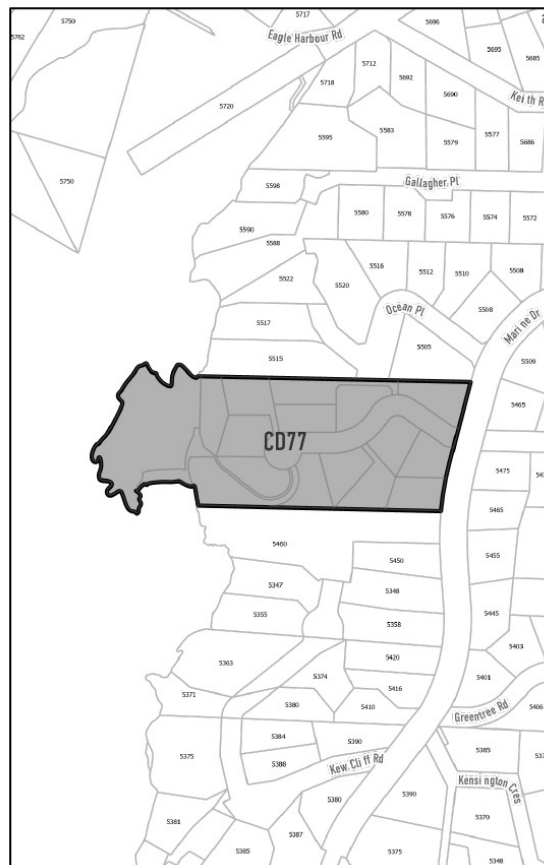
677 CD77 (5500 Block Parthenon Place & 5490 Marine Drive)

AMENDING
BYLAW

SECTION REGULATION

677.01 Map

Lands zoned CD77 are shaded on the map below:



677.02 Definitions

Within the CD77 Zone the following definitions shall apply:

- (1) “Building Lot” shall mean and include Lots 1 to 15 on Plan 15985 District Lot 879 Block G Lot 3
- (2) “Recreational Lot” shall mean and include Plan LMP5712 District Lot 879 Block G Lot D

677.03 Permitted Uses

- (1) Building Lots
- a. One single family dwelling, inclusive of the following uses:
 - i. Home based business
 - ii. Secondary suites
 - iii. Pre-school groups (nursery-kindergarten) in single family dwellings, provided a maximum of 20 children only shall be permitted per single-family dwelling
 - iv. Family day care in single-family dwellings
 - v. Group day care
 - vi. Accessory buildings
 - vii. The uses customarily incidental to any of the above uses.
- (2) Recreation Lot
- a. Recreation uses inclusive of private parkland, playgrounds, swimming pool, tennis court, squash court, and other similar uses specifically exempting commercial and/or residential uses.

677.04 Conditions of Use

- (1) No swimming pool, diving pool, ornamental pool, fish pond or other similar structure shall be situated within the boundaries of any Building Lot at a distance of less than 1.5 metres from any boundary line of such Building Lot.
- (2) No drive-way or vehicular access shall be constructed or maintained on either Lot 15 or Lot 2 unless the same is connected to the road dedicated by the deposit of the subdivision plan.
- (3) Antennas are not permitted.
- (4) No boat or vessel shall be kept, stored, constructed, re-constructed, altered, repaired or maintained on any Building Lot and/or the Recreation Lot save only as set out below:
- a. The construction and/or storage of 1 boat, 6.09 metres or less in length overall is permitted on any Building Lot
 - b. The construction of a boat exceeding 6.09 metres in length overall is permitted on any Building Lot subject to approval by the Council of the Municipality of a Building Permit.

677.05 Density

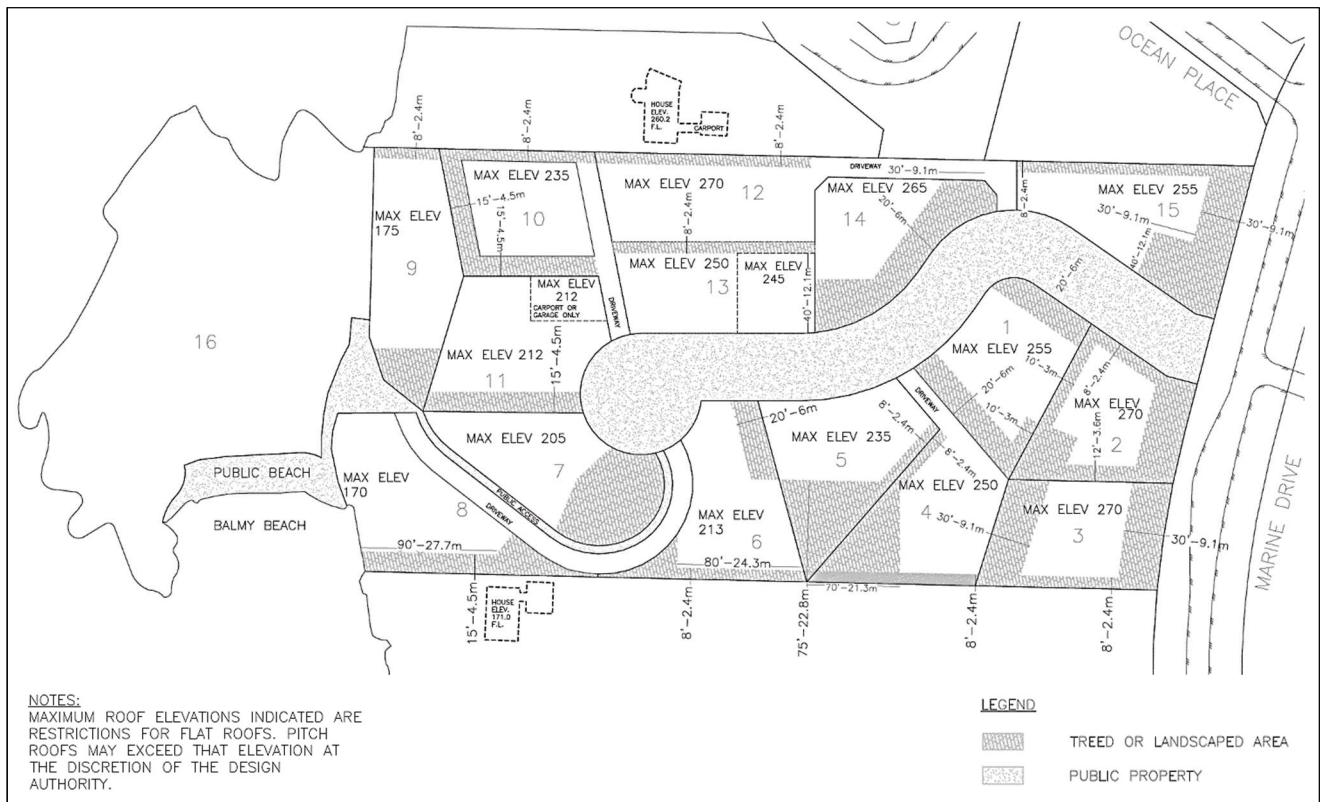
(1) No more than one principal building shall be erected on any Building Lot and/or the Recreation Lot.

677.06 Site Coverage

- (1) Building Lots
 - a. All buildings and accessory buildings shall cover no more than 445.9 m² for each lot.
- (2) Recreational Lot
 - b. All buildings and accessory buildings shall cover no more than 696.7 m².
- (3) If one purchaser purchases one or more contiguous Building Lots and wishes to consolidate them they may do so upon first receiving the approval of Council in which event Council may vary the location of the building envelopes, the siting of any building or accessory buildings on such consolidated lot and the site coverage limitation, provided however in no event shall the building and accessory buildings cover more than 40% of the site area of such consolidated lot.

677.07 Setbacks

(1) Setbacks are as outlined on map below:



677.08 Building Height

- (1) Building Lots
- a. In no event shall a building exceed the lesser of the amounts outlined below or as indicated on map in Section 677.07:
 - i. In the case of a flat roof 9.1 metres in height measured vertically in a straight line from the floor of the lowest storey (including any basement) to the level of the highest point of the building.
 - ii. In the case of a pitched roof 9.7 metres in height measured vertically in a straight line from the floor of the lowest storey (including any basement) to the level of:
 - a. If a pitched room with a ceiling to the mean height line between the highest point of the building and the ceiling immediately below, or
 - b. If a pitched roof without a ceiling the mean height line between the highest point of the building and a point 2.4 metres above the floor immediately below.
- (2) Recreational Lot
- a. 7.62 metres in height or two storeys.
- (3) Accessory Building
- a. 1 storey or 3.6 metres

677.09 Off-Street Parking

- (1) Building Lot: minimum 2 covered parking spaces per dwelling unit, with access to and from an adjacent street or lane, either directly or across a registered right-of-way.

677.10 Projections

- (1) That part of the land which is inside the setbacks on each lot may be encroached upon and occupied by:
- a. Sills, belt courses, cornices and eaves, not exceeding 0.6 metres.
 - b. Uncovered and unenclosed steps attached to a building in front yards, not exceeding 1.2 metres.

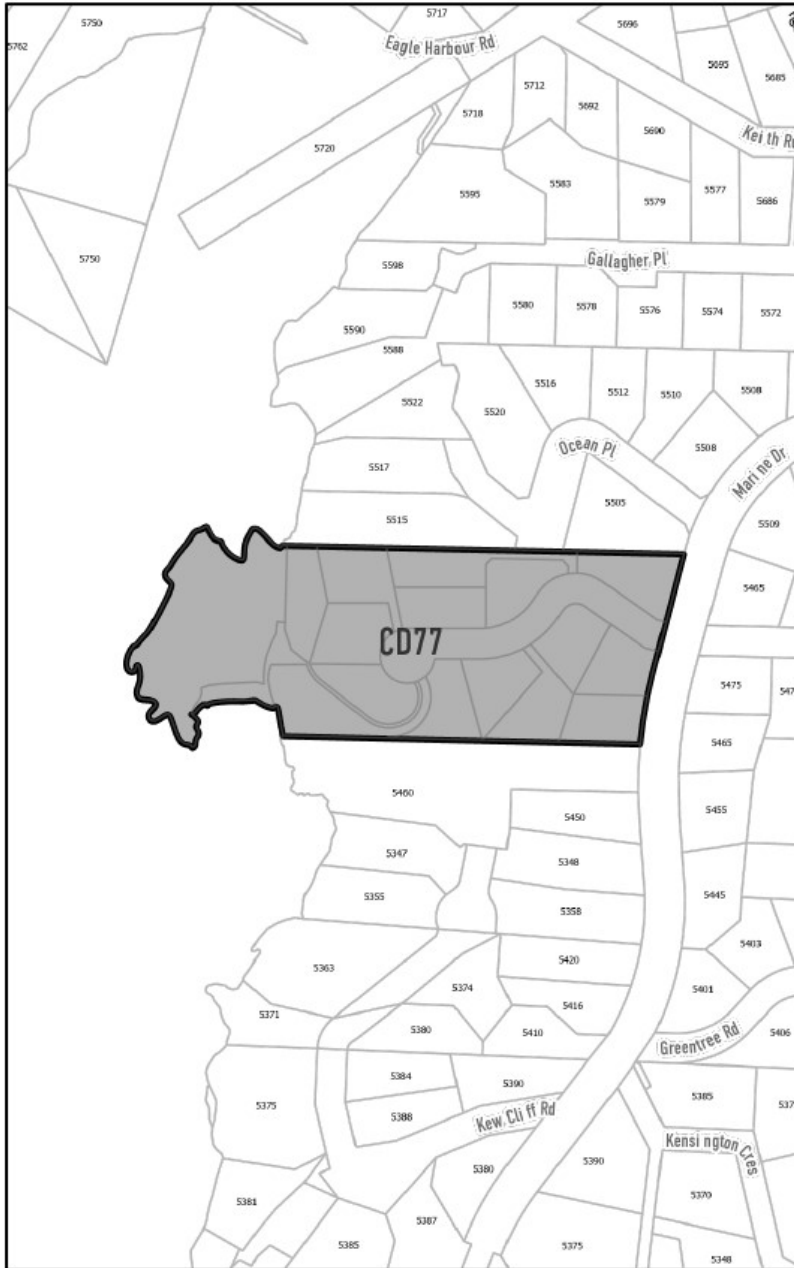
677.11 Landscaping

- (1) Lot 7, Block G, District Lot 879, Plan 15985 is permitted to develop the subject property outside the “building envelope” as follows:
- a. The existing southerly retaining wall as lawfully built prior to January 1, 2022.
 - b. The existing cedar deck bounded by a concrete retaining wall noted in (a) and a raised concrete curb, as lawfully built prior to January 1, 2022. Plants and other landscaping shrubs will not exceed 3’ to 4’ as measured from the floor elevation, i.e., 181’1”.
 - c. The exposed aggregate area (courtyard) is raised approximately 11” to elevation 182’0”.
 - d. The entrance gate to the residence is moved approximately 3’ northwards and the retaining wall is changed to a curved wall.
 - e. The cedar lattice fence will not be greater than 5’ in height as measured from the courtyard elevation.
- (2) For the purpose of defining the existing southerly retaining wall and existing cedar deck as built prior to January 1, 2022 in Sections 677.11(1)(a) and 677.11(1)(b), such measurements must be established by providing a drawing prepared and stamped by a British Columbia Land Surveyor or a Professional Engineer or a Registered Architect, showing the location, elevation and shape of the structures that existed on the site as of January 1, 2022.

Schedule EE – Zoning Maps Amendment (5500 Block Parthenon Place & 5490 Marine Drive)

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

The area shown shaded on the map below rezones the site to CD77.



678.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Recreation buildings

678.03 Conditions of Use

- (1) Landscaping must be provided around the perimeter of the property that covers the entire setback area as per section 678.05.

678.04 Site Coverage

- (1) Maximum 15% of the site area.

678.05 Setbacks

Minimum:

- North: 30.5 metres
- South: 30.5 metres
- East: 61.0 metres
- West: 30.5 metres

678.06 Building Height

- (1) Indoor tennis courts – maximum 12.2 metres measured from the surface of the playing area to the highest point of the structure.
- (2) All other buildings and structures - maximum 15.2 metres measured from the floor of the lowest storey of the building.

678.07 Number of Storeys

- (1) Maximum 3 storeys.

678.08 Off-Street Parking

- (1) Parking shall be sufficiently provided to accommodate users of the site, as determined by a Transportation Engineer and approved by Director of Planning.

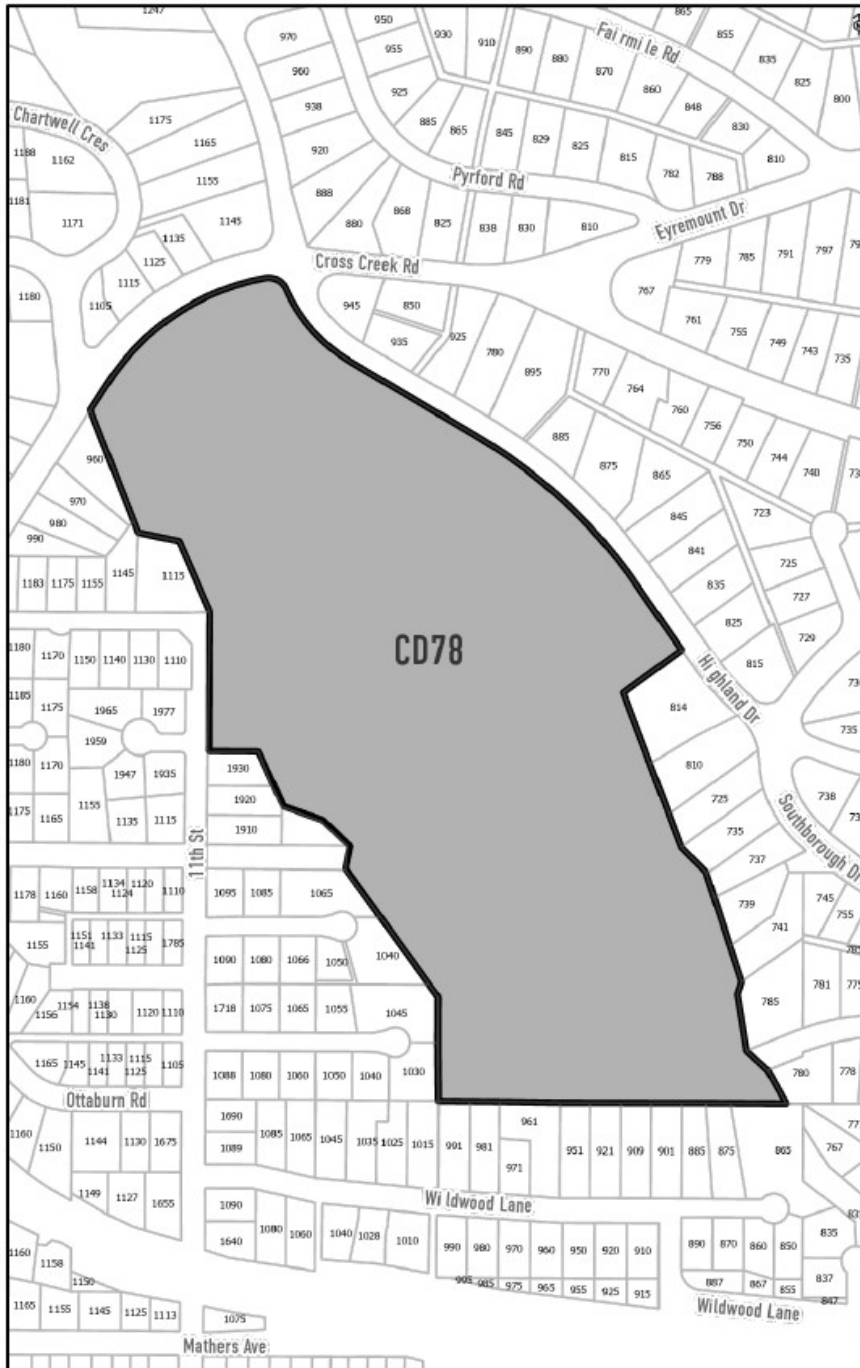
678.09 Landscaping

- (1) No earthen banks shall be created as a result of excavation for development purposes or allowed to remain on the site unless the same shall be landscaped and continuously maintained as per an approved landscaping plan.

Schedule GG – Zoning Maps Amendment (950 Cross Creek Road)

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

The area shown shaded on the map below rezones the site to CD78.



Schedule HH – CD79 – Comprehensive Development Zone (6330 – 6338 Bay Street)

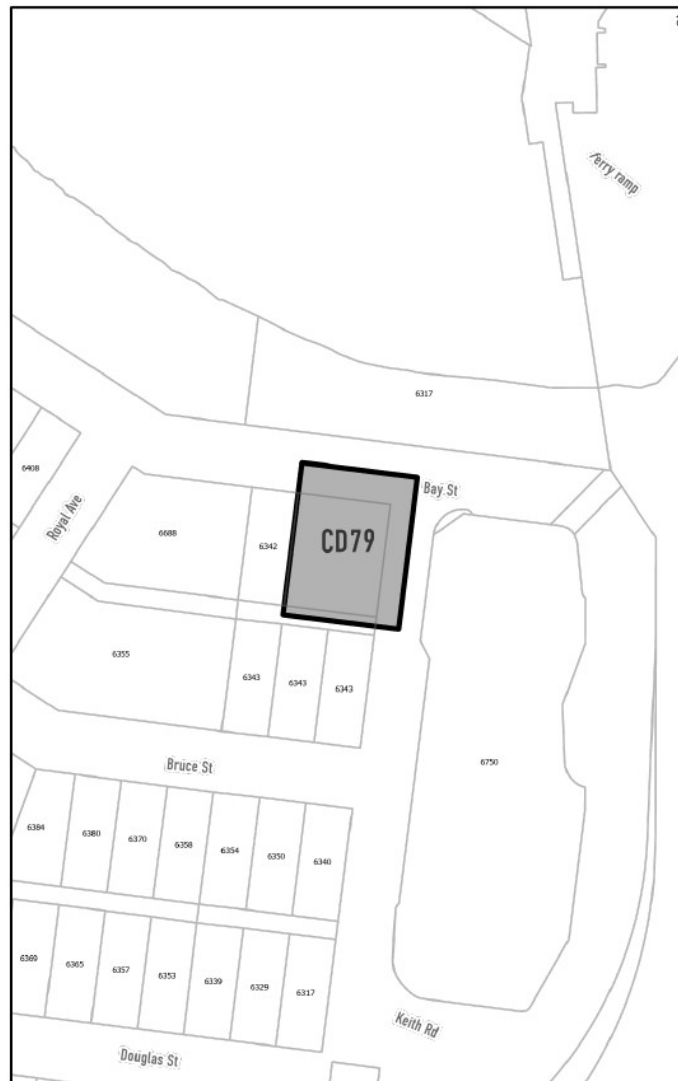
679 CD79 (6330 – 6338 Bay Street)

AMENDING
BYLAW

SECTION REGULATION

679.01 Map

Lands zoned CD79 are shaded on the map below:



679.02	Permitted Uses
i.	Accessory buildings, structures, and uses
ii.	Store or shop for the conduct of retail business but excluding gasoline service stations
iii.	Office
iv.	Bakery
v.	Bakeshop or confectionary
vi.	Bank or credit union
vii.	Barber shop or beauty parlour
viii.	Figure salon
ix.	Business or commercial school, including art and music academy
x.	Child care
xi.	Community care
xii.	Dry cleaner
xiii.	Liquor primary licensed premises
xiv.	Personal services
xv.	Pet care establishment
xvi.	Vehicle sales show room
xvii.	Restaurant
xviii.	Electric appliance repair shop
xix.	Theatre excluding drive-in theatre
xx.	Tire repair shop
xxi.	Amusement place
xxii.	Printing shop
xxiii.	Photograph gallery
xxiv.	Funeral home
xxv.	Dwelling units over commercial premises
xxvi.	Home based business
xxvii.	Veterinary medical clinic

679.03 Conditions of Use

- (1) Buildings must not exceed 743.2 m² in gross floor area.
- (2) Accessory buildings must be located to the rear of the main building.

679.04 Floor Area Ratio (FAR)

- (1) Maximum 0.24.

679.05 Setbacks

Minimum: South: 18.2 metres

679.06 Building Height

- (1) 8.2 metres maximum, not including rooftop appurtenances which shall not exceed 1.8 metres in height.

679.07 Number of Storeys

- (1) Maximum two storeys.

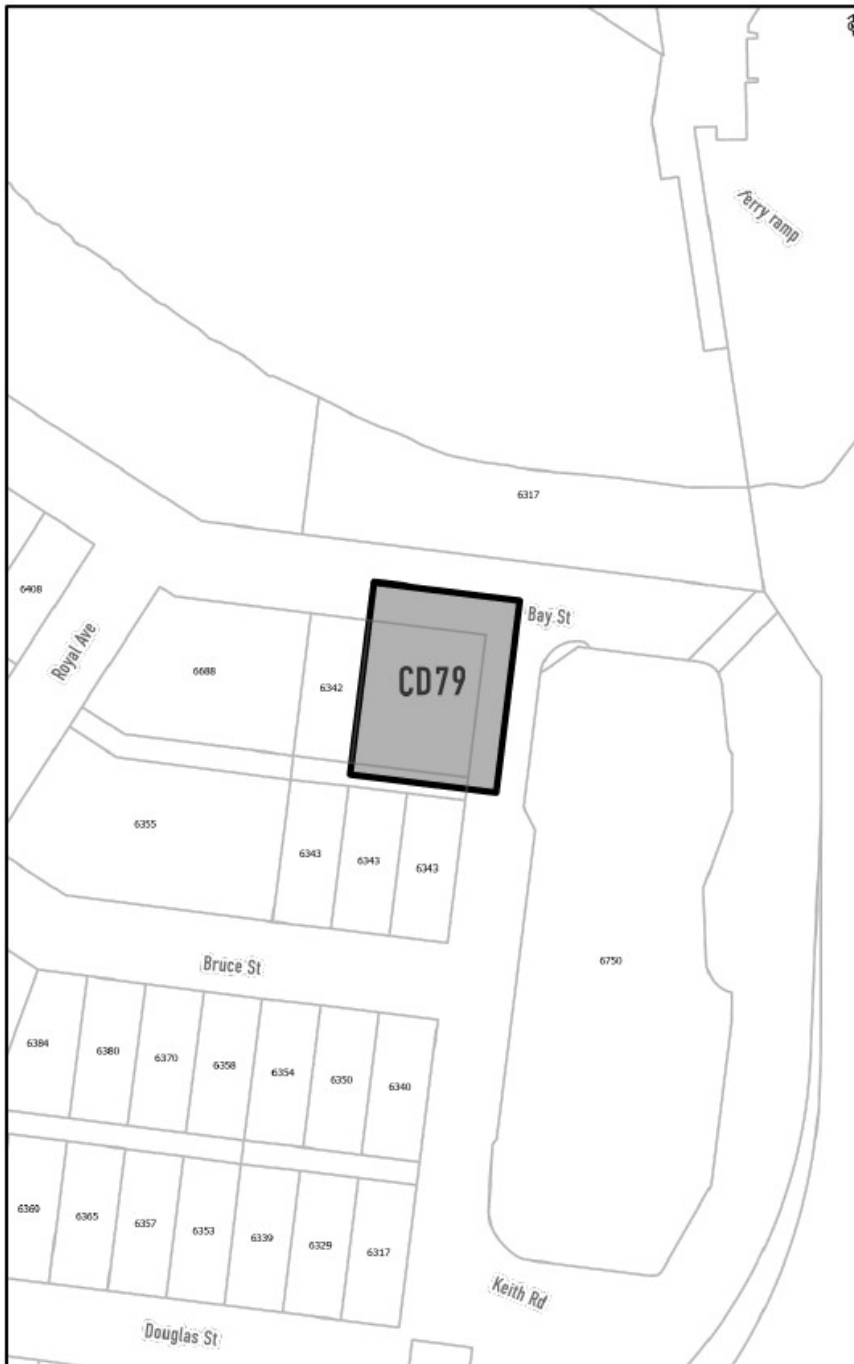
679.08 Off-Street Parking

- (1) Minimum 1 space per 37.2 m² of gross floor area.

Schedule II – Zoning Maps Amendment (6330 – 6338 Bay Street)

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

The area shown shaded on the map below rezones the site to CD79.



Schedule JJ – CD80 – Comprehensive Development Zone (382 – 398 Mathers Avenue)

680 CD80 (382-398 Mathers Avenue)

AMENDING
BYLAW

SECTION REGULATION

680.01 Map

Lands zoned CD80 are shaded on the map below:



SL – Strata Lot
C – Common Area

680.02 Permitted Uses

- (1) Strata Lots
 - a. One single-family dwelling per strata lot, inclusive of the following uses:
 - i. Home based business
 - ii. Secondary suites; provided however where this use exists, the keeping of lodgers or boarders as set forth below shall not be permitted
 - iii. The keeping of not more than two boarders or lodgers
 - iv. Accessory uses to the above uses
- (2) Common Areas
 - b. Swimming pools and cabanas
 - c. Tennis or other racquet courts
 - d. Guest parking areas for automobiles and other vehicles, fenced, covered or open
 - e. Private parkland
 - f. Provided always that any swimming pool, cabana, tennis court or covered parking area must receive prior written approval of the Director of Planning and Development as to location, design and site coverage.
- (3) No accessory buildings, other than a garage, shall be erected on any strata lot.

680.03 Conditions of Use

- (1) No dwelling shall be erected on any strata lot unless provision is made in the design and construction of such dwelling for a garage or car-port (either attached or detached) for housing not less than two motor vehicles and proper access to the road system of the development.

680.04 Density

- (1) No more than one principal building shall be erected on any strata lot.
- (2) Maximum of 8 strata lots.

680.05 Site Coverage

- (1) The overall site coverage for all buildings including the existing building shall not cover more than 35% of the gross area of the lands.
- (2) Accessory, recreational and other buildings, improvements and facilities to be constructed on the Common Areas – as approved by the Director of Planning and Development.

680.06 Setbacks

- (1) Minimum:
 - North: 9.1 metres
 - South: 30.0 metres
 - West: 3.2 metres
 - East: 9.1 metres

The existing structures on Common Areas lawfully built prior to January 1, 2022 is exempted from setback requirements in CD80.

- (2) For the purpose of defining the existing structures on Common Areas as built prior to January 1, 2022 in Section 680.06(1), such measurements may be established by providing a drawing prepared and stamped by a British Columbia Land Surveyor or a Professional Engineer or a Registered Architect, showing the location, elevation and shape of the building or structures that existed on the site as of January 1, 2022.

680.07 Building Height

- (1) Strata Lots – in no event shall a building in the Land exceed 7.6 metres in height.
- (2) Height shall mean vertical distance measured in a straight line. For calculation purposes, height shall be measured from the curb level provided, however, when a structure is situated on ground above or below curb level, height shall be measured from the highest elevation of the finished grade of the site along any side of such structure, and, further, the point to which height shall be measured as follows:
 - a. Flat roof buildings- to the highest point of the building unless otherwise specifically provided.
 - b. Pitched roof buildings, with ceilings – to the mean height line between the highest point of the building and the ceiling immediately below.
 - c. Pitched roof buildings, without ceilings – to the mean height line between the highest point of the building and a point of 2.4 metres above the floor immediately below.
 - d. All other structures – to the highest point of such structure.

Schedule KK – Zoning Maps Amendment (382 – 398 Mathers Avenue)

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

The area shown shaded on the map below rezones the site to CD80.



SL – Strata Lot
C – Common Area

Schedule LL – CD81 – Comprehensive Development Zone (800 Block Taylorwood Place)

681 CD81 (800 Taylorwood Place)

AMENDING
BYLAW

SECTION REGULATION

681.01 Map

Lands zoned CD81 are shaded on the map below:



681.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Single family dwellings
- iii. Home based business
- iv. Secondary suites
- v. Site management office

681.03 Site Coverage

- (1) All buildings and structures - maximum 35%.

681.04 Gross Floor Area

- (1) Maximum 371.6 m²

681.05 Density

- (1) 1 principal building per strata lot.
- (2) Maximum 21 dwelling units.

681.06 Setbacks

- (1) Accessory buildings – minimum 4.6 metres from the principal structure
- (2) For strata lots adjacent to Taylor Way – minimum 12.1 metres from Taylor Way
- (3) For all other strata lots – minimum 9.1 metres from the external boundary of the site

681.07 Building Height

- (1) Accessory buildings – maximum 3.7 metres
- (2) All other buildings and structures – maximum 9.1 metres
- (3) Height shall mean vertical distance measured in a straight line. For calculation purposes, height shall be measured from the curb level provided, however, when a structure is situated on ground above or below curb level, height shall be measured from the highest elevation of the finished grade of the site along any side of such structure, and, further, the point to which height shall be measured as follows:
 - a. Flat roof buildings- to the highest point of the building unless otherwise specifically provided.
 - b. Pitched roof buildings, with ceilings – to the mean height line between the highest point of the building and the ceiling immediately below.

- c. Pitched roof buildings, without ceilings – to the mean height line between the highest point of the building and a point of 2.4 metres above the floor immediately below.
- d. All other structures – to the highest point of such structure.

681.08 Number of Storeys

- (1) Accessory buildings – maximum 1 storey.
- (2) All other buildings and structures – maximum 2 storeys, including a basement.

681.09 Off-Street Parking

- (1) Minimum 2 spaces per dwelling unit located in a garage or carport.
- (2) Minimum 4 guest parking spaces to be located in each cul-de-sac driveway.

Schedule MM – Zoning Maps Amendment (800 Block Taylorwood Place)

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

The area shown shaded on the map below rezones the site to CD81.



Schedule NN – CD82 – Comprehensive Development Zone (6255 & 6265 Imperial Avenue, 6620 – 6678 Marine Drive)

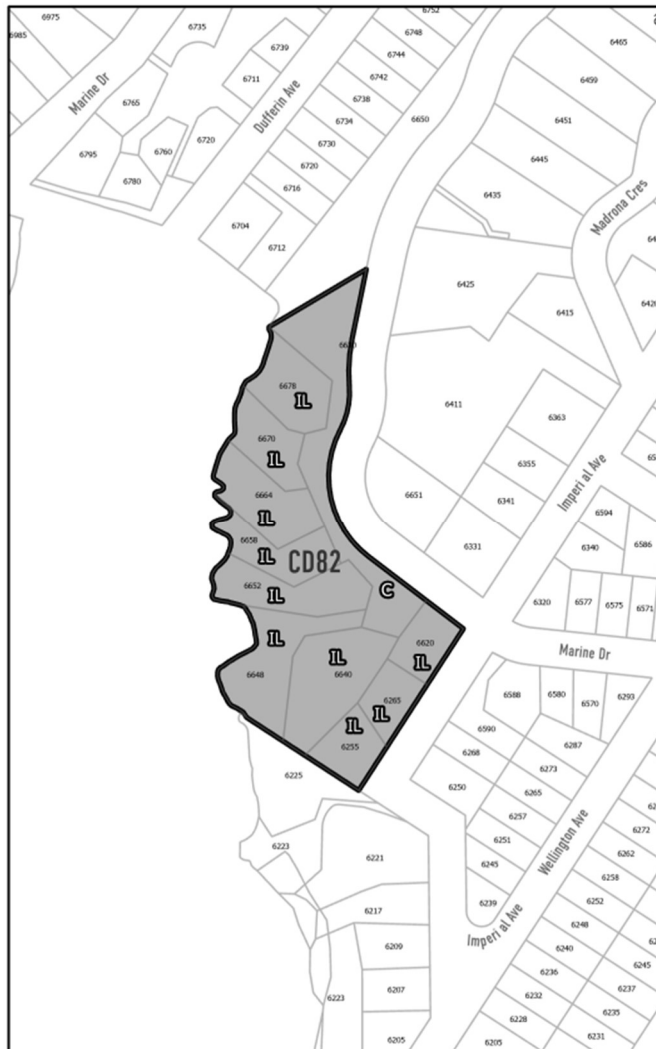
682 CD82 (6255 & 6265 Imperial Avenue, 6620 – 6678 Marine Drive)

AMENDING
BYLAW

SECTION REGULATION

682.01 Map

Lands zoned CD82 are shaded on the map below:



IL – Individual Lot
C – Common Lot

682.02 Permitted Uses

- (1) Individual lots
 - a. One single-family dwelling inclusive of the following uses:
 - i. Home based business
 - ii. Secondary suite; provided however where this use is assumed, the keeping of lodgers or boarder as set forth below shall not be permitted.
 - iii. The keeping of not more than two boarders or lodgers
 - iv. The uses customarily incidental to any of the above uses
- (2) Common lot
 - a. Private parkland
 - b. Roadways

682.03 Conditions of Use

- (1) No accessory buildings shall be erected on any lot.
- (2) No further subdivision of existing lots shall be permitted.
- (3) No boat or vessel shall be kept, stored, constructed, re-constructed, altered, repaired or maintained on any Building Lot and/or the Recreation Lot save only as set out below:
 - a. The construction and/or storage of 1 boat, 6.09 metres or less in length overall is permitted on any Building Lot.
 - b. The construction of a boat exceeding 6.09 metres in length overall is permitted on any Building Lot subject to approval by the Council of the Municipality of a Building Permit.

682.04 Density

- (1) No more than one principal building shall be erected on any lot.

682.05 Site Coverage

- (1) The improvements in total will have a surface area of not more than 408.7 m², per lot.
- (2) The overall site coverage for all buildings shall not be in excess of 35% of the gross area of the CD82 Zone.

682.07 Building Height

- (1) Individual lots – in no event shall a building in the CD82 Zone exceed 7.62 metres in height
- i. Height shall mean vertical distance measured in a straight line. For calculation purposes, height shall be measured from the curb level provided, however, when a structure is situate on ground above or below curb level, height shall be measured from the highest elevation of the finished grade of the site along any side of such structure, and, further, the point to which height shall be measured shall be as follows:
 - a. Flat roof buildings – to the highest point of the building unless otherwise specifically provided.
 - b. Pitched roof buildings, with ceilings – to the mean height line between the highest point of the building and the ceiling immediately below.
 - c. Pitched roof building, without ceiling – to the mean height line between the highest point of the building and a point 2.4 metres above the floor immediately below.
 - d. All other structures – to the highest of such structure.

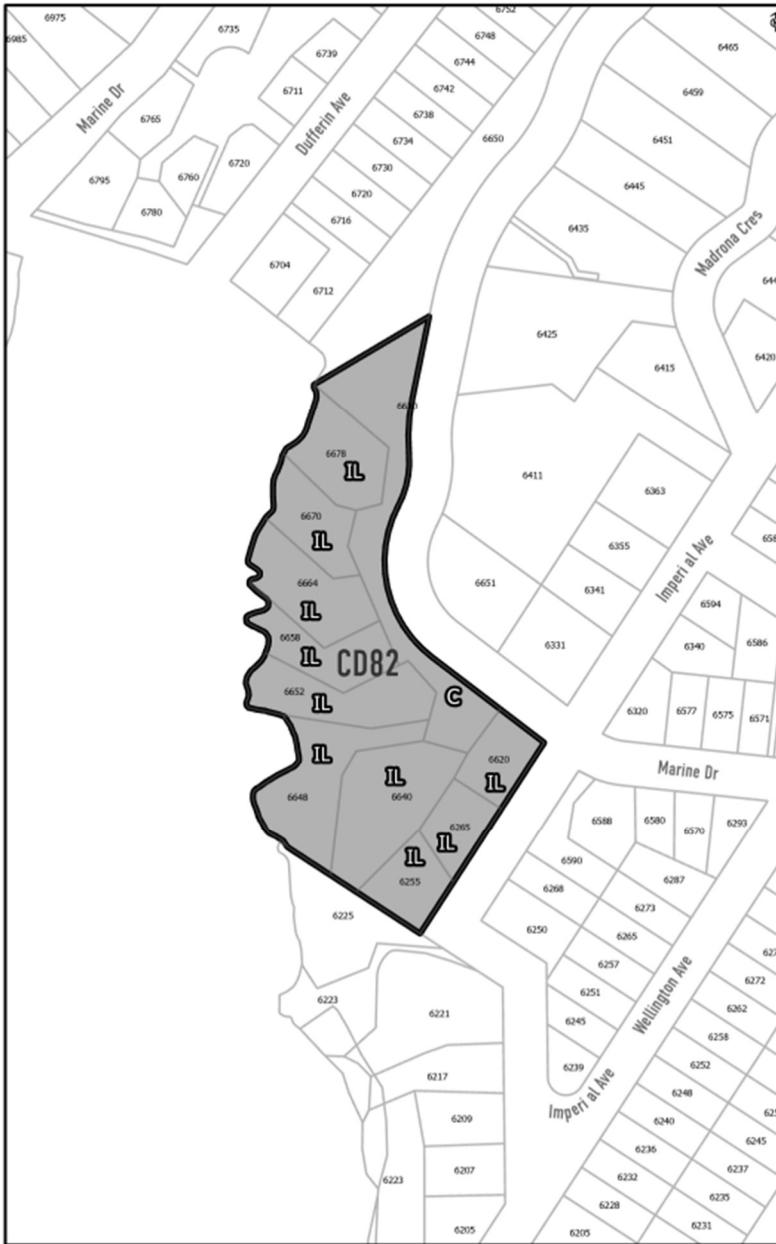
682.08 Off-Street Parking

- (1) Each dwelling on any lot shall provide no less than two parking spaces and proper access to the road.

Schedule OO – Zoning Maps Amendment (6255 & 6265 Imperial Avenue, 6620 – 6678 Marine Drive)

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

The area shown shaded on the map below rezones the site to CD82.



IL – Individual Lots
C – Common Lot

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