



District of West Vancouver

**Official Community Plan Bylaw No. 4985, 2018,
Amendment Bylaw No. 5296, 2024**

Effective Date:

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024

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District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024

A bylaw to amend the Official Community Plan to allow for housing development at 2905 Marine Drive to be included within the “Other Multiple Family Sites” development permit area.

Previous amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5135, 5128, 5172, 5231, 5222, 5280, 5301, 5335 and 5291.

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 2905 Marine Drive and include the site within the “Other Multiple Family Sites” development permit area;

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 Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024.

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 Area-Specific Policy

3.1 Schedule ii of Official Community Plan Bylaw No. 4985, 2018 is amended as follows:

3.1.1 By amending the key map of Residential Area Delegations, on page 1 of Schedule ii, by identifying the location of 2905 Marine Drive as a “Multiple Family Site” on the map.

3.1.2 By amending Policy BF-B8 “Other Multiple Family Sites” as follows:

Within the preamble of Policy BF-B8 on page 19 of Schedule ii forming part of Official Community Plan Bylaw No. 4985, 2018, delete:

“The multiple family sites described as: Tudor Gardens, 843-22nd Street, Lot I, Block 5, DL 554, Plan LMP 1268; Esker Lane, 1253-1275 3rd Street, DL 1074 Strata Plan LMS 2681; 2170 Chairlift Road, Lot 21 Exc. Part on Highway Plan 122, Block B, DL 815, Plan 9624; and, 2100 Block Gordon Avenue, Lots 13, 14, 15 and 16 DL 775 are designated a Development Permit Area.”

And insert in its place:

“The multiple family sites described as: Tudor Gardens, 843-22nd Street, Lot I, Block 5, DL 554, Plan LMP 1268; Esker Lane, 1253-1275 3rd Street, DL 1074 Strata Plan LMS 2681; 2170 Chairlift Road, Lot 21 Exc. Part on Highway Plan 122, Block B, DL 815, Plan 9624; 2100 Block Gordon Avenue, Lots 13, 14, 15 and 16 DL 775; and 29th Street and Marine Drive, The South 100 Feet of Lot B Block 46 District Lot 556 Plan 8751 are designated a Development Permit Area.”

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on October 7, 2024

PUBLICATION OF NOTICE OF PUBLIC HEARING on November 6 and 13, 2024

PUBLIC HEARING HELD on November 18, 2024

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on

Mayor

Corporate Officer

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District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5297, 2024**

Effective Date:

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024

A bylaw to rezone 2905 Marine Drive for a 5-unit townhouse 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, 4971, 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, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, 5223, 5270, 5281, 5321, 5328, 5338, 5336 and 5351.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Zoning Bylaw to allow for a 5-unit townhouse development at 2905 Marine Drive;

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. 5297, 2024.

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 CD85 Zone & Rezones the Lands

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 685 as the

CD85 – Comprehensive Development Zone 85 (2905 Marine Drive), as set out in **Schedule A** of this bylaw.

- 3.2 The Lands, as set out in **Schedule B** of this bylaw are rezoned from Single Family Dwelling Zone 2 (RS2) to Comprehensive Development Zone 85 (2905 Marine Drive) (CD85).

Part 4 Amends the Table of Contents

- 4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 100 Table of Contents is amended accordingly to insert Comprehensive Development Zone 85 (2905 Marine Drive).

Part 5 Amends Zoning Map

- 5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on the Lands as shown shaded on the map in **Schedule B** of this bylaw,

FROM: RS2 (Single Family Dwelling Zone 2)

TO: CD85 – Comprehensive Development Zone 85 (2905 Marine Drive).

Schedules

Schedule A – CD85 – Comprehensive Development Zone 85 (2905 Marine Drive)

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

READ A FIRST TIME on October 7, 2024

PUBLICATION OF NOTICE OF PUBLIC HEARING on
November 6 and 13, 2024

PUBLIC HEARING HELD on November 18, 2024

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer

Schedule A – CD85 Zone

685 CD85 (2905 Marine Drive)

685.01 Permitted Uses

- (1) Accessory uses and structures
- (2) Cluster housing
- (3) Child care
- (4) Community care
- (5) Home based business

685.02 Floor Area Ratio (FAR)

A maximum of 0.9 FAR as calculated using Section 120.21 of the Zoning Bylaw

685.03 Density

A maximum of 5 dwelling units

685.04 Site Coverage

Maximum 40%

685.05 Setbacks

Minimum:

Front (south - Marine Drive):	3.96 metres
Rear (north):	4.5 metres
Side (east - 29th Street):	4.9 metres
Side (west):	10.5 metres

685.06 Building Height

- (1) Maximum 10.67 metres measured from Average Natural Grade to the midpoint of the sloped roofline.

685.07 Number of Storeys

- (1) Maximum 3 storeys (excluding underground parkade level).
- (2) Mechanical equipment is not included as a storey.

685.08 Off-Street Parking

The following must be provided and located within an underground parkade:

- (a) At least 8 residential parking stalls; and
- (b) A minimum of 1 visitor parking stall.

685.09 Bicycle Parking

Secure bicycle parking and short-term bicycle parking must be provided in compliance with Section 143 of the Zoning Bylaw.

685.10 Conditions of Use

Rooftop decks are prohibited.

Schedule B – Zoning Map Amendment

Amendment to Zoning Bylaw No. 4685, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.

The zoning of the site shown shaded on the map below is to be changed from RS2 to CD85.

