

District of West Vancouver



**Zoning Bylaw No. 4662, 2010
Amendment Bylaw No. 4784, 2014**

Effective Date: July 7, 2014

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4784, 2014

A bylaw to rezone certain real property located at 825 Taylor Way and 707 Keith Road to CD51 – Comprehensive Development Zone 51 (NW Corner Taylor Way & Keith Road).

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, and 4767.

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. 4784, 2014.”

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 CD51 Zone & Rezones the Site

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 Comprehensive Development Zones is hereby amended by adding the CD51 – Comprehensive Development Zone 51 (NW Corner Taylor Way & Keith Road), as set out in Appendix A to this bylaw.
- 3.2 The Lands shown shaded on the map in Appendix B to this bylaw are rezoned from RS3 (Single Family Dwelling Zone 3) to CD51 – Comprehensive Development Zone 51 (NW Corner Taylor Way & Keith Road).

Part 4 Amends the Zoning Maps

4.1 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 Appendix B to this bylaw,

From: RS3 – Single Family Dwelling Zone 3

To: CD51 – Comprehensive Development Zone 51 (NW Corner Taylor Way & Keith Road)

Schedules:

Schedule A: CD51 – Comprehensive Development Zone 51 (NW Corner Taylor Way & Keith Road)

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

READ A FIRST TIME on March 31, 2014

PUBLICATION OF NOTICE OF PUBLIC HEARING on April 9, 11, and 13, 2014

PUBLIC HEARING HELD on April 16, 2014

READ A SECOND TIME on April 28, 2014


READ A THIRD TIME on April 28, 2014

APPROVAL by Minister of Transportation and Infrastructure on June 19, 2014

ADOPTED by the Council on July 7, 2014



Mayor



Municipal Clerk

Schedule A

651 – CD51 (NW Corner Taylor Way & Keith Road)

651.01 Permitted Uses

- (1) assisted living
- (2) memory care
- (3) uses that are incidental to the assisted living and memory care uses

651.02 Conditions of Use

- (1) Dwelling units are prohibited
- (2) For the purposes of this zone, a cooking facility is defined as a food preparation area requiring an appliance with a 220 volt service

651.03 Floor Area Ratio (FAR) and Number of Bedrooms

- (1) Total: maximum 0.98 FAR
- (2) For the purposes of calculating FAR, the site is 6434.5 square metres, being the size prior to any highway dedication(s).
- (3) Maximum 91 bedrooms

651.04 Site Coverage

Buildings and structures shall not occupy more than 42% of the site

651.05 Yard Requirements

The minimum required yards for all buildings and structures and all accessory buildings and structures shall be:

- | | |
|----------------|-------------|
| Front (south): | 4.5 metres |
| Rear (north): | 12.8 metres |
| Side (east): | 4.0 metres |
| Side (west): | 10.5 metres |

651.06 Building Height

- (1) Building and structures shall not exceed a height of 14.5 metres maximum
- (2) Solar panels not exceeding 2.4 metres above the maximum building height

651.07 Number of Storeys

- (1) Amenity Wing: 2 storeys
- (2) Residential Wing: 3 storeys

651.08 Off-Street Parking

- (1) 1 parking space for every 3.3 beds.
- (2) 1 parking space shall be provided for a resident's shuttle bus.
- (3) A minimum of 40 parking spaces shall be provided.

Schedule B

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 CD51.

