



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 4962, 2018**
(303 Marine Drive)

Effective Date: July 23, 2018

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4962, 2018

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4962, 2018

A bylaw to rezone certain property at 303 Marine Drive for multifamily 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 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. 4962, 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 CD55 Zone & Rezones the Site

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 655 as the

CD55 - Comprehensive Development Zone 55 (300 Block Marine Drive), 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 CD55 - Comprehensive Development Zone 55 (300 Block Marine Drive).

Part 4 Amends Definitions

- 4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 110 – Definitions is hereby amended by inserting the following definitions in alphabetical order:

“Guest Suite” means a self-contained set of rooms that is shown as common property on a strata plan and is not used as a regular or permanent residence but is used only for the temporary accommodation of the guests of strata lot residents.

“Lock-off Unit” means a self-contained dwelling unit having a floor area of at least 26 square metres, located within a larger principal dwelling unit, and which may be accessed from inside the larger dwelling unit through a lockable door as well as from another external access point independent of the larger dwelling unit, but does not include a secondary suite.

Part 5 Amends Table of Contents

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

Part 6 Amends Zoning Maps

- 6.1 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: CD55 - Comprehensive Development Zone 55 (300 Block Marine Drive)

Schedules

Schedule A – CD55 - Comprehensive Development Zone 55 (300 Block Marine Drive)

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

READ A FIRST TIME on May 28, 2018

PUBLICATION OF NOTICE OF PUBLIC HEARING on June 15 and 20, 2018

PUBLIC HEARING HELD on June 25, 2018

READ A SECOND TIME on June 25, 2018

READ A THIRD TIME on June 25, 2018

APPROVED by the Minister of Transportation and Infrastructure on June 29, 2018

ADOPTED by the Council on July 23, 2018

Mayor

Corporate Officer

Schedule A

655 CD55 (300 Block Marine Drive)

655.01 Permitted Uses

- (1) accessory uses and buildings
- (2) apartment building
- (3) child care
- (4) community care
- (5) guest suite
- (6) home based business
- (7) lock-off unit
- (8) townhouse

655.02 Floor Area Ratio

- (1) Maximum: 3.25 FAR
- (2) For the purposes of calculating FAR, the site is 4,954.6 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).

655.03 Setbacks

Minimum:

- (1) Front (Klahanie Court): 3.4 metres
- (2) Rear (Marine Drive): 3.0 metres
- (3) Side (East): 5.2 metres
- (4) Side (West): 5.2 metres
- (5) For clarity, no setbacks shall apply for underground parking structures.

655.04 Building Height

- (1) Maximum:
 - (a) Apartment Building: 85 metres
 - (b) Townhouse: 10.1 metres
- (2) Despite Section 120.19, elevator penthouses, solar panels and mechanical equipment and enclosures are excluded from the calculation of building height in the CD55 Zone.

655.05 Number of Units

- (1) Maximum: 141

655.06 Conditions of Use

- (1) Lock-off units are permitted in no more than 50% of the units in an apartment building, are not permitted in townhouses, and are subject to the following additional conditions:
 - (a) A lock-off unit must not be rented for less than 30 days.
 - (b) A lock-off unit must include a self-contained bathroom, washer and dryer for laundry, and at least one but no more than one kitchen.
 - (c) A lock-off unit must not be subdivided from the principal dwelling unit under the *Land Title Act* or the *Strata Property Act*.
- (2) A maximum of one guest suite not exceeding 55 square metres in floor area is permitted on the site and shall not count as a unit for the purpose of section 655.05(1).

655.07 Number of Storeys

- (1) Maximum:
 - (a) Apartment Building: 26
 - (b) Townhouse: 3
 - (c) For clarity, mechanical equipment enclosures are not a storey.

655.08 Off-Street Parking

A maximum of 201 parking spaces shall be provided in the CD55 zone.

Schedule B

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

Sketch plan showing the area to be rezoned to CD55.

