



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 4905, 2016**
(195 21st Street)

(Reference Date: August 23, 2017)

Effective Date: October 16, 2017

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4905, 2016

A bylaw to rezone certain real property located at 195 – 21st Street to CD53 – Comprehensive Development Zone 53 (192 – 21st Street)

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 and 4839.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for amendments to 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. 4905, 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 CD53 Zone & Rezones the Site

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 ‘Comprehensive Development Zones’ is hereby amended by adding the CD53 – Comprehensive Development Zone 53 (195 – 21st Street), as set out Schedule A to this bylaw.
- 3.2 The Land shown shaded on the map in Schedule B to this bylaw is rezoned from RM2 (Multiple Dwelling Zone 2) to CD53 – Comprehensive Development Zone 53 (195 – 21st Street).

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 Land as shown shaded on the map in Schedule B to this bylaw,

From: RM2 (Multiple Dwelling Zone 2)

To: CD53 – Comprehensive Development Zone 53 (195 – 21st Street)

Part 5 Table of Contents

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

Schedules

Schedule A: CD53 – Comprehensive Development Zone 53 (195 – 21st Street)

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

READ A FIRST TIME on October 24, 2016

PUBLICATION OF NOTICE OF PUBLIC HEARING on November 20 and 23, 2016

PUBLIC HEARING HELD on November 28, 2016

READ A SECOND TIME on November 29, 2016

READ A THIRD TIME on November 29, 2016

THIRD READING RESCINDED on September 18, 2017

AMENDED on September 18, 2017

READ A THIRD TIME AS AMENDED on September 18, 2017

ADOPTED by the Council on October 16, 2017

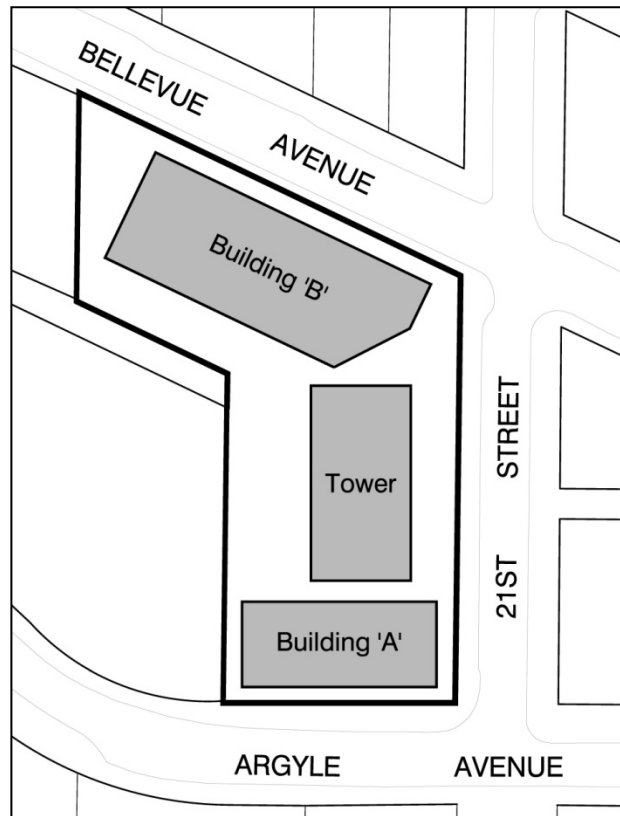
Mayor

Municipal Clerk

Schedule A

653 CD53 (195 – 21st Street)

653.01 Map



653.02 Permitted Uses

- (1) apartment buildings
- (2) child care
- (3) home based business

653.03 Floor Area Ratio

- (1) Maximum: 1.75 FAR
- (2) Additional Permitted Density: 0.75 FAR in addition to the maximum FAR where the subject lands are being used for rental housing secured through a Housing Agreement
- (3) Total: 2.5 FAR

653.04 Number of Units

- (1) Maximum 167 dwelling units

653.05 Site Area

Minimum site area 5,635 square metres

653.06 Site Coverage

Maximum 35%

653.07 Setbacks

Minimum:

Front (south, Argyle Avenue):	6.0 metres
Rear (north, Bellevue Avenue):	4.5 metres
Side (east):	7.0 metres
Side (west, 21st Street):	6.5 metres

653.08 Building Height

- 1) Maximum:

Building 'A'	12.5 metres
Building 'B'	10 metres
Tower	55 metres
- 2) Despite Section 120.19, elevator penthouses, solar panels and mechanical equipment are excluded from building height.
- 3) Despite Section 120.19, the height of Building 'B' is measured from the top of the parkade roof slab.

653.09 Number of Storeys

Maximum:

Building 'A'	4 storeys
Building 'B'	3 storeys
Tower	16 storeys

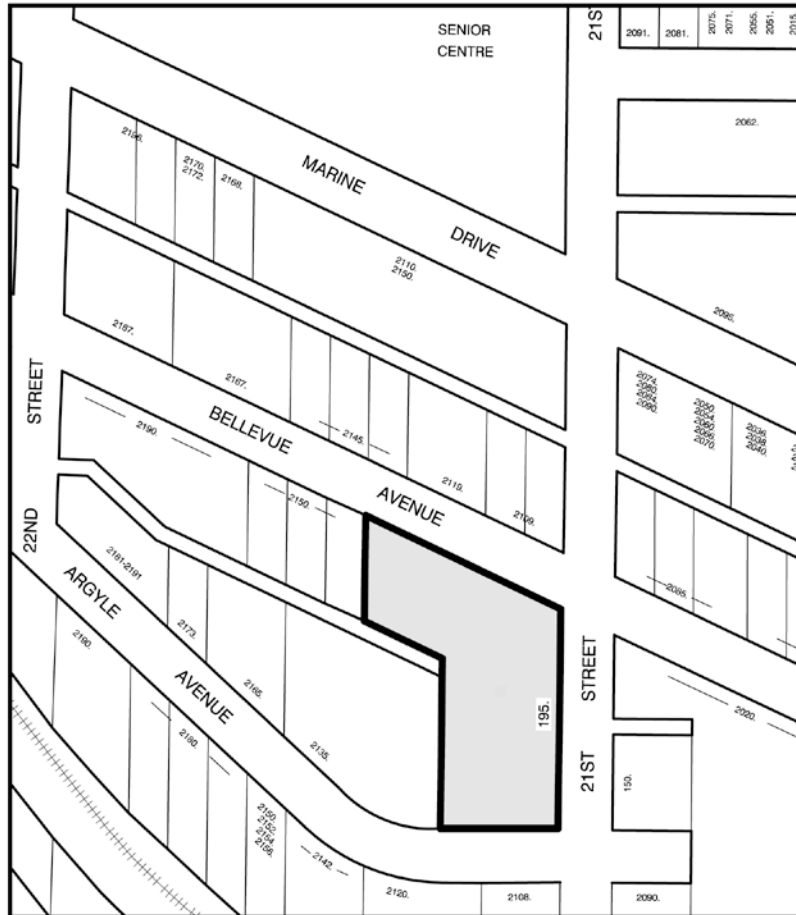
653.10 Off-Street Parking

A minimum of 159 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 CD53.



195 – 21st Street