

## 631 – CD31 (Marine Drive @ 18<sup>th</sup> Street)

AMENDING  
BYLAW

### SECTION REGULATION

#### 631.01 Permitted Uses

- (a) accessory buildings, structures and uses
- (b) amusement place
- (c) apartment house buildings only when in combination with any of the permitted commercial uses
- (d) bakery
- (e) bakeshop or confectionery
- (f) bank
- (g) barber shop or beauty parlour
- (h) business or commercial school, including music or art academy
- (i) child care
- (j) dry cleaner
- (k) electric repair shop
- (l) figure salon
- (m) funeral home
- (n) home based business
- (o) interior decorating shop
- (p) office
- (q) pet care establishment
- (r) photograph gallery
- (s) printing shop
- (t) restaurant
- (u) shoe repair shop
- (v) store or shop for the conduct of retail business but excluding gasoline service stations
- (w) tailor Shop
- (x) theatre but excluding drive-in theatre
- (y) veterinary medical clinic or pet care establishment

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**631.02 Conditions of use**

- (1) Any building used primarily for any of the permitted uses may have not more than 40 percent of the floor area devoted to industry or storage purposes incident to such primary use, provided that not more than 5 employees shall be engaged in such incidental use at any time on the premises
- (2) A dry cleaner may not employ more than 5 persons on the premises.
- (3) A printing shop may not employ more than 5 persons on the premises.
- (4) A bakery may not employ more than 5 persons on the premises.
- (5) The retail sales of a bake shop or confectionary items are limited to those made on the premises.
- (6) An amusement place may include a bowling alley and billiard hall but excludes amusement arcades, pin ball arcades and nightclubs.

**631.03 Site Width and Boundaries**

- (1) Width - 45.7 metres minimum, measured in a predominantly east-west direction
- (2) The boundary of each site must extend from Marine Drive on the north to Bellevue Avenue on the south

**631.04 Floor Area Ratio**

- (1) Apartment use – 1.25 maximum, not including:
  - (a) open balconies and open terraces
  - (b) exterior steps
  - (c) interior swimming pools not being a commercial enterprise
  - (d) recreation rooms and laundry rooms not being commercial enterprises
  - (e) one only residential use entrance lobby

- (f) locker storage space for apartment dwellings
- (g) boiler room, electrical room, transformer vault and building maintenance areas intended to service the entire building complex
- (h) any area used exclusively for parking or loading
- (i) passage ways in commercial areas providing direct access to and egress from the exterior of the building
- (j) stairwell and elevator shaft areas at non-residential levels only

#### **631.05 Setbacks**

- (1) The multiple-dwelling portion of any combination building shall provide a minimum setback on the predominantly east-west alignment of 7.6 metres on each side
- (2) The total width of both setbacks shall be equal to at least twice the width of the multiple dwelling portion of the said building

#### **631.06 Building Width**

- (1) The multiple dwelling portion of any combination building shall not be greater in width than 21.9 metres
- (2) Balcony width shall not be considered in the determination of the multiple dwelling portion width
- (3) Balconies may project up to 1.5 metres into the minimum setbacks

#### **631.07 Building Height**

- (1) Commercial use portions of combination buildings - 10.7 metres maximum, measured from the highest curb elevation abutting the site
- (2) Combination buildings - 54.9 metres maximum, measured from the lowest curb elevation abutting the site

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**631.08 Off-Street Parking**

- (1) Commercial use portions of the combination building - one space per 37.5 square metres of gross commercial floor area, minimum
- (2) Residential use portions of the combination building – the greater of:
  - (a) one space per 84 square metres of gross residential floor area, or
  - (b) one space per apartment dwelling
- (3) Not less than 48% of the required off-street commercial parking spaces shall be kept accessible and available as unreserved visitor parking for the building as a whole

**631.09 Landscaping**

- (1) Except for approved crossovers, all grade level off-street parking areas shall be bounded by planters, having a minimum planting width of 1.2 metres, along the boundaries of the site adjoining any street or streets

**631.1 Exterior Lighting**

- (1) Adequate lighting shall be provided and arranged so as to reflect light away from any adjacent residential uses

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**631.11 Sundry Regulations**

- (1) Each store or office on the main floor of a building and with direct access from the street shall have a minimum frontage on the street of 3 metres and a minimum floor area of 19 square metres
- (2) No room in a building used for commercial purposes shall be less than 9.5 square metres in area, except rooms used exclusively for storage or sanitary facilities
- (3) No apartment dwelling shall be less than 37.2 square metres in floor area
- (4) All roof structures shall be located within the confines of units positioned around elevator hoistway enclosures and/or staircase enclosures. External stairs or ladders to machine rooms shall not be permitted

## 632 – CD32 (1700 Marine)

AMENDING  
BYLAW

### SECTION REGULATION

#### 632.01 Permitted Uses

#4787

- (a) all uses permitted within Section 701.01 of the Zoning Bylaw, except that subsection 701.01(11)(iii) shall not apply.

#### 632.02 Site Area

1,486.4 square metres minimum

#### 632.03 Site Coverage

- (1) 50% maximum  
(2) For the purposes of this calculation, site coverage shall not include basements or any open structure intended for the protection of persons or furnishings including awnings, canopies, or similar items

#### 632.04 Front Yard

None required

#### 632.05 Rear Yard

3.7 metres minimum

**632.06 Building Height**

10.7 metres maximum

**632.07 Number of Storeys**

- (1) Commercial and community service use - 1 storey maximum
- (2) Residential building – 3 storeys maximum
- (3) For the purposes of this section only, a maximum of 1 basement used primarily for underground parking purposes and which may include an entrance lobby, community service and commercial use, shall not be counted as a storey for the purpose of determining the height

**632.08 Off-Street Parking**

#4712

- (1) Commercial and community service uses – a minimum of 1 parking space for every 37.2 square metres of gross floor area
- (2) Residential uses – the greater of:
  - (a) 1 space per 84 square metres of gross residential floor area, or
  - (b) 1 space per apartment dwelling,provided that the maximum parking spaces required per residential dwelling shall not exceed 2

**632.09 Exterior Lighting**

Adequate lighting shall be provided and arranged so as to reflect light away from any adjacent residential uses

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**632.10 Regulations Pertaining to Dwellings**

- (1) Dwellings shall not occupy more than 95% of the total gross floor area, including lobby space, of a building
- (2) Each dwelling shall provide at least one balcony or patio having an area of at least 5 square metres

**632.11 Sundry Regulations**

- (1) Each commercial or community service use shall have direct access from the street
- (2) Each commercial or community service use shall occupy a minimum floor area of 56 square metres
- (3) All garbage and refuse shall be stored in garbage enclosures effectively screened from view from adjoining properties and streets

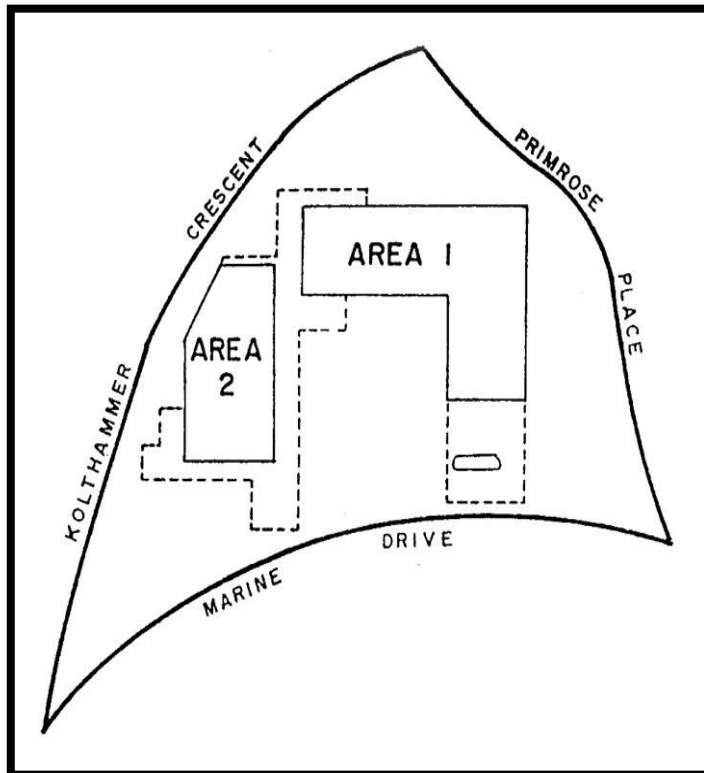


**633 – CD33 (Marine at Primrose - Fisherman's)**

AMENDING  
BYLAW

SECTION REGULATION

633.01 Map



**633.02 Permitted Uses**

- #4712
- (1) Areas 1 and 2**
- (a) bakeshop or confectionery and/or restaurants
  - (b) bank
  - (c) bicycle sales, fabrication, assembly and repair store or shop
  - (d) business or commercial school, including art and music academy
  - (e) child care
  - (f) dry cleaner
  - (g) dwellings – a maximum of two above the commercial premises in Area 2
  - (h) electric appliance repair shop
  - (i) home based business
  - (j) office
  - (k) painting and decorating shop
  - (l) personal services
  - (m) photograph gallery
  - (n) store or shop for the conduct of retail business
  - (o) uses customarily incident to the above uses but excluding the sale or rental of automobiles or boats
  - (p) community care

**633.03 Siting of Buildings**

- (1) Buildings shall be sited generally within Areas 1 and 2
- (2) Decks and canopies may be located within the areas on the map outlined in broken line in Section 633.01

**633.04 Floor Area Ratio**

0.3 maximum

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**633.05 Building Height**

7.62 metres maximum

**633.06 Number of Storeys**

- (1) Area 1 – 1 storey maximum
- (2) Area 2 – 2 storeys maximum

**633.07 Off-Street Parking**

- (1) One parking space minimum for every 32.5 square metres of building area, including residential and commercial space
- (2) 30% minimum of the off-street parking spaces shall be kept accessible and available as unreserved visitor parking for the building(s) as a whole during normal business hours

**633.08 Landscaping**

- (1) Except for crossovers, a planter shall be provided having a minimum planting width of 1.2 metres, along the boundaries of the site adjoining a street or streets
- (2) Where any parking area, including access aisles, adjoins a residentially zoned site, a landscaped screen or a uniformly painted fence or garden wall of not less than 1.2 metres in height shall be provided and maintained in good condition at all times
- (3) All planters, landscaped screens, fences or garden walls shall be protected from vehicles by curbs not less than 0.2 metre in height nor in width

**633.09 Exterior Lighting**

Adequate lighting shall be provided and arranged so as to reflect light away from any adjacent residential uses

**633.09 Limitations of Storage, Display and Repair Work**

- (1) Storage, sale and/or display of any goods, products or merchandise shall be confined to the interior areas of buildings on a site
- (2) All repair work shall be carried out entirely within a building

**633.10 Sundry Regulations**

- (1) All garbage and refuse shall be stored in garbage enclosures effectively screened from view from adjoining properties and streets
- (2) The entrances to public washroom facilities shall be adequately screened from view from adjoining properties and from the street

#4712 **633.11 Conditions of Use**

- #4712 (1) The retail sales of bakeshop or confectionery items are limited to those made on the premises.
- #4712 (2) The capacity for any combination of a bakeshop, confectionery or restaurant shall not exceed 60 seats and not more than 60 patrons, at any time in total.
- #4712 (3) The patron capacity of a bakeshop, confectionery or restaurant does not include patrons entering the premises for the sole purpose of purchasing goods for use or consumption off the property.
- #4712 (4) The validity of permitting a bakeshop, confectionery and/or restaurant use on any site within the CD33 zone is contingent upon the validity of Section 633.11(2) and Section 633.11(3) restricting the patron capacity.

## 634 – CD34 (2555 Skilift Road)

AMENDING  
BYLAW  
#5110

SECTION	REGULATION
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<b>634.01</b>	<b>Permitted Uses</b>
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- (a) accessory buildings, structures and uses
- (b) child care
- (c) community care
- (d) home based business
- (e) townhouses

<b>634.02</b>	<b>Density</b>
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A maximum of 14 dwelling units for the zone as a whole

<b>634.03</b>	<b>Floor Area Ratio</b>
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0.54 maximum

<b>634.04</b>	<b>Site Coverage</b>
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32% of site area maximum

<b>634.05</b>	<b>Yard Requirements</b>
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- (1) A front yard shall be provided of not less than 7.6 metres in depth from the west site line
- (2) A front yard shall be provided of not less than 9.1 metres in depth from a south site line

<b>634.06</b>	<b>Building Height and Number of Storeys</b>
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- (3) townhouse building – 7.62 metres maximum; 2 storeys maximum, including basement

**634.07 Off-Street Parking**

- (1) 2 minimum per dwelling
- (2) A minimum of 4 open, on-site visitor parking spaces shall be kept accessible and available as unreserved visitor parking spaces for the development as a whole at all times

**634.08 Landscaping and Screening**

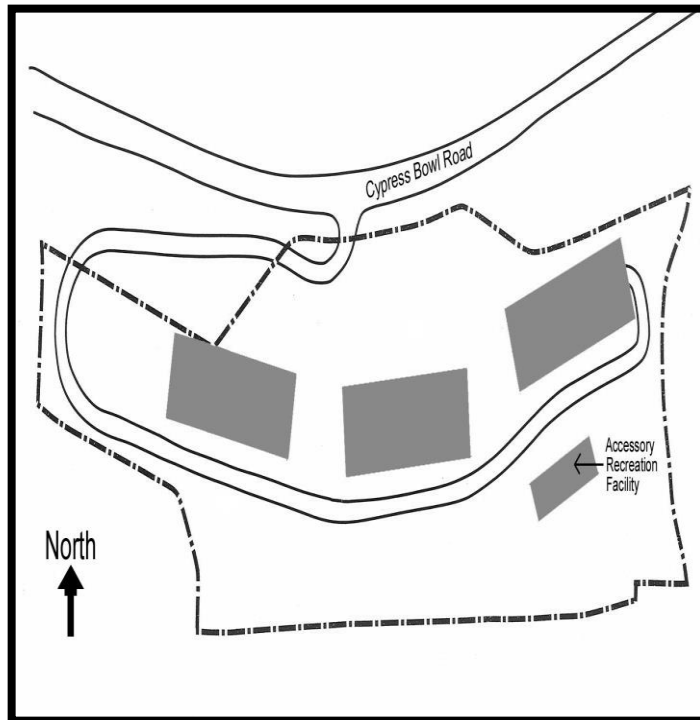
All portions of the site which are not occupied by buildings, parking areas, driveways or pedestrian ways shall be landscaped and continuously maintained to a standard compatible with the approved landscaping plans

## 635 – CD35 (Cypress Place)

AMENDING  
BYLAW

### SECTION REGULATION

#### 635.01 Map



#### 635.02 Permitted Uses

- (a) accessory buildings, structures and uses
- (b) apartment buildings
- (c) child care
- (d) community care
- (e) home based business
- (f) keeping of not more than 2 lodgers
- (g) recreation building as an amenity to the apartment buildings

**635.03 Density and Site Area**

- (1) The minimum site area in this Zone shall be 3.6 hectares
- (2) The unit density in this Zone shall not exceed 112 dwelling units for this zone as a whole

**635.04 Floor Area Ratio**

#4805

- (1) The Floor Area Ratio shall not exceed 0.61 for all buildings for this zone as a whole
- (2) In addition to the Floor Area Ratio provisions of Section 120.21, the following shall apply:
  - (a) a recreation facility or meeting space designed for use by all residents of all units within this Zone and not located within an apartment building shall be excluded from the Floor Area Ratio calculation up to a maximum of 307 square metres
  - (b) all residential accommodation, including any residential caretaker unit or guest accommodation in an accessory building, shall be included in the Floor Area Ratio

**635.05 Site Coverage**

The buildings and accessory buildings and structures shall not occupy more than 15% of the total area of the site

**635.06 Siting of Buildings**

- (1) Apartment buildings, accessory buildings and structures shall be sited generally within the area shaded on the map in Section 635.01
- (2) The minimum distance between a side of an apartment building with a side of an adjacent apartment building, not including any parking structure, shall be 45.7 metres



**635.07 Height of Building**

- (1) The height of an apartment building shall not exceed 13 storeys, exclusive of any basement, lobby or parking levels that have no habitable accommodation
- (2) No building shall exceed 48.8 metres in height measured from the elevation of the apartment buildings lowest floor or any portion there of including basement and/or sub-basement to the elevation of the upper most roof surface other than the elevator penthouse roof a and not including the parapet
- (3) An accessory recreation building and other accessory buildings and structures shall not exceed a Height of one storey, exclusive of any basement, nor 7.6 metres

**635.08 Off-Street Parking**

- (1) A minimum of 1.9 car parking spaces for each dwelling unit shall be provided within an apartment building, underground or within a covered structure
- (2) A minimum of ten open, off-street parking spaces for visitors shall be provided
- (3) All off-street parking spaces shall be properly and adequately surfaced with asphalt, concrete or similar material and shall be adequately and suitably marked by means of painted lines, pavement arrows, and hatching and signage to indicate:
  - (a) each parking space and each unreserved parking space,
  - (b) direction of traffic flow within the parking area, and
  - (c) areas within which parking is prohibited

**635.09 Roof Structures**

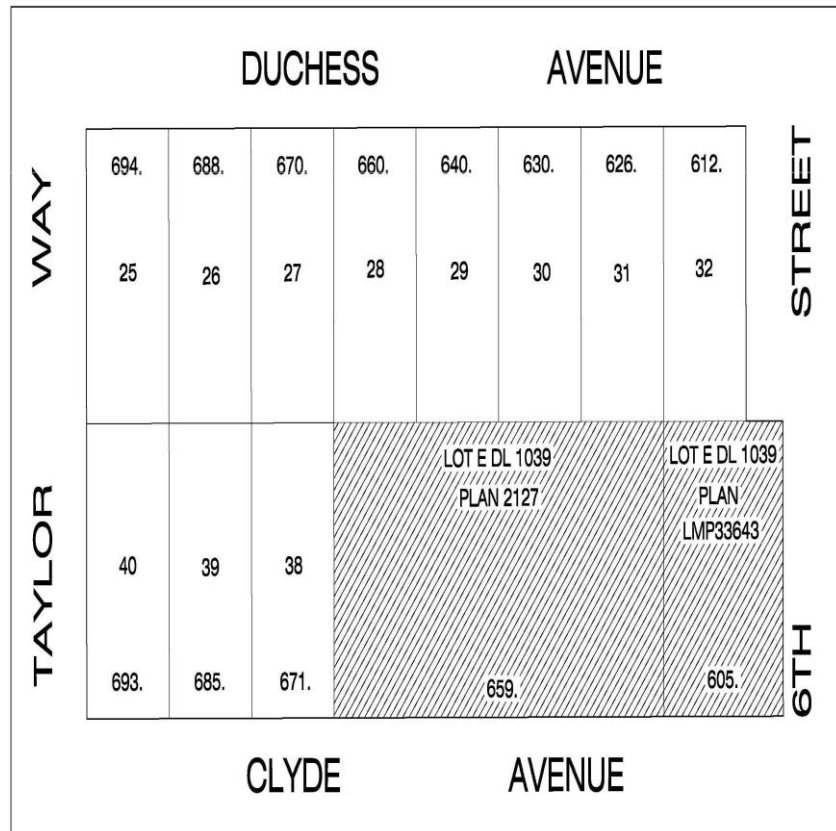
All roof structures shall be screened or contained within enclosures

**636 – CD36 (Clyde Avenue / 6th St)**

AMENDING  
 BYLAW

**SECTION REGULATION**

**636.01 Map**



**636.02 Permitted Uses**

- (1) On Lot E, DL 1039, Plan 2127, shown on map in Section 636.01:
  - (a) accessory buildings, uses and structures
  - (b) apartment building for the provision of senior citizens' housing in which meals are provided. No residential use shall be located on the storey at the ground level
  - (c) child care
  - (d) community care

- (e) medical and therapeutic uses, adult day care, hair and beauty salon, recreational rooms and such other uses that are incidental to the senior citizens' housing and care uses
  - (f) restaurants, use of which is required or intended primarily as part of the senior citizens' housing use
- (2) On Lot E, DL 1039, Plan LMP 33643, shown on map in Section 636.01:
- (a) accessory buildings, uses and structures
  - (b) apartment buildings for the provision of seniors-oriented housing
  - (c) community care

**636.03 Minimum Site Area**

1,858 square metres

**636.04 Floor Area Ratio and Density**

- (1) The Floor Area Ratio for all uses in this zone, shall not exceed 1.9 and shall mean the figure obtained when the total area of all floors of storeys, measured to the exterior faces of the building or buildings including accessory buildings, excluding only those areas specifically described below, is divided by the area of the site.
- (2) The following areas shall be included:
- 9a) residential accommodation, and
  - (b) stairwells, elevator shafts and other openings to the storey below, other than located at ground level, basement and sub-basement floor levels

- (3) The following areas are excluded from the floor area calculation for the purpose of this subsection:
  - (a) open balconies, open terraces and exterior steps
  - (b) amenity spaces intended for common use, including dining rooms, recreation facilities, meeting spaces, lounges, entrance lobbies located on the ground level, interior swimming pools, beauty and hair salons, storage spaces, laundry and workshop areas
  - (c) all parking areas and access aisles located within the building or underground
  - (d) hallways, elevator shafts and stairwells at ground level, basement and subbasement floor levels
  - (e) boiler room, mechanical room, electrical room, transformer vault, garbage room and building maintenance room, all intended to service the entire building when located in the basement and/or subbasement
- (4) The density in this zone shall not exceed 129 dwelling units for the zone as a whole

#### **636.05 Site Coverage**

Buildings on the site shall not occupy more than 65% of the total area of the site

#### **636.06 Yard Requirements**

- (1) No front yard setback is required
- (2) No side yard is required. If provided, the minimum setback shall be 3.7 metres
- (3) A rear yard shall be provided of not less than 4.5 metres
- (4) Canopies may project up to 1.5 metres from the building into a required front or rear yard

#### **636.07 Number of Storeys**

The height of a building shall not exceed 5 storeys

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**636.08 Building Height**

14.3 metres maximum

**636.09 Off-Street Parking**

- (1) A minimum of 40 parking spaces shall be provided for Lot E, DL 1039, Plan 2127
- (2) A minimum of 23 parking spaces shall be provided for Lot E, DL 1039, LMP 33643

**636.10 Roof Structures**

All equipment located on the roof of any building or structure shall be enclosed or screened so as to not be visible from external view

**636.11 Lighting**

Adequate lighting facilities shall be provided and shall be so arranged as to reflect light away from any single family residential uses adjacent to the zone

## 637 – CD37 (2115 - 2133 Gordon)

AMENDING  
BYLAW

### SECTION REGULATION

#### 637.01 Permitted Uses

- (a) accessory buildings, structures and uses
- (b) child care
- (c) community care
- (d) duplexes
- (e) home based business
- (f) keeping of not more than 2 lodgers in each dwelling unit
- (g) townhouses
- (h) triplexes

#### 637.02 Density

A maximum of 10 dwelling units for the zone as a whole

#### 637.03 Site Area

The minimum site area is 1,951 square metres

#### 637.04 Floor Area Ratio

- (1) The Floor Area Ratio shall not exceed 0.75 and shall mean the figure obtained when the total area of all floors of storeys, measured to the exterior faces of the building or buildings including accessory buildings, excluding only those areas specifically described below, is divided by the site area.
- (2) The following areas are included:
  - (a) residential accommodation, and
  - (b) stairwells, elevator shafts and other openings to the storey below

- (3) The calculation areas are excluded from the floor area calculation for the purposes of this subsection:
  - (a) areas within the basement
  - (b) open balconies, open terraces and exterior steps

**637.05 Site Coverage**

60% maximum

**637.06 Yard Requirements**

- (1) The front yard shall be provided of not less than 6 metres in depth from the south site line. A balcony or canopy, may project up to 1.5 metres into the yard
- (2) A side yard shall be provided of not less than 3.7 metres in depth from the east site line
- (3) A side yard shall be provided of not less than 1.5 metres in depth from the west site line
- (4) A rear yard shall be provided of not less than 4.5 metres in depth from the north site line.
- (5) A balcony or canopy, may project up to 1.5 metres into the yard

**637.07 Height of Building**

8.1 metres maximum

**637.08 Number of Storeys**

2 storeys maximum, exclusive of basement

**637.10 Off-Street Parking**

A minimum of 1.5 parking spaces per dwelling unit shall be provided within the basement or underground

**637.11 Roof Equipment Enclosures**

All equipment located on the roof of any building or structure shall be enclosed or screened so as to not be visible from external view

**637.12 Landscaping**

All portions of the site not occupied by buildings, parking areas, driveways or pedestrian ways shall be landscaped and maintained consistent with landscaping plans



## 638 – CD38 (IGA Dundarave Village)

AMENDING  
BYLAW

SECTION	REGULATION
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<b>638.01</b>	<b>Permitted Uses</b>
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- (a) buildings and uses permitted in Section 352 (C2 zone) subject to the regulations thereof but excluding vehicle sales show room and the servicing and repair of vehicles within a building

<b>638.02</b>	<b>Conditions of Use</b>
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Residential floor area shall not occupy more than 70% of the total gross floor area, including lobby space, of a site within this zone

<b>638.03</b>	<b>Site Area</b>
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The minimum site area in this zone shall be not less than 3,252 square metres

<b>638.04</b>	<b>Front and Rear Yard</b>
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No front or rear yard setbacks shall be required

<b>638.05</b>	<b>Side Yard</b>
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No side yard setbacks shall be required. If provided, a side yard shall be not less than five feet

<b>638.06</b>	<b>Height of Building</b>
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10.7 metres maximum

**638.07 Number of Storeys**

3 maximum

**638.08 Off-Street Parking**

#4712

- (1) 1 parking space minimum for every 37 square metres of gross floor area in the building, except the greater of:
  - (a) 1 parking space for every 84 square metres of gross residential floor area, or
  - (b) 1 parking space for every dwelling in the building
- (2) However, greater than 2 parking spaces per dwelling need not be provided

**638.09 Loading Bay**

- (1) A minimum of one off-street loading space shall be provided with a minimum length of 9.1 metres, a minimum width of 3 metres and a minimum clear height of 3.7 metres
- (2) Each loading space shall be surfaced with asphalt, concrete or similar pavement so as to provide a durable, dust-free surface and shall be so graded and drained as to properly dispose of all surface water

**638.10 Lighting**

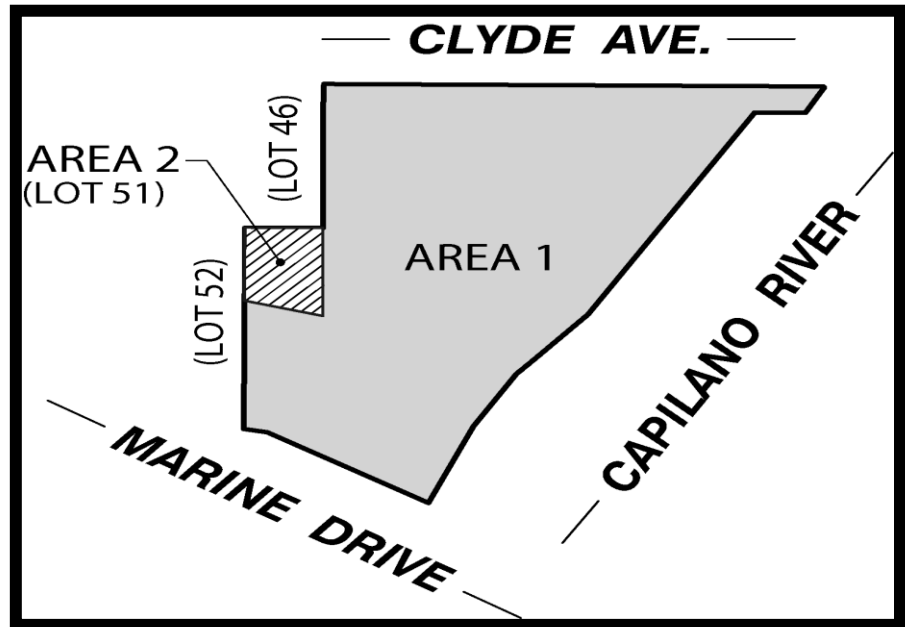
Adequate lighting facilities shall be provided and shall be so arranged as to reflect light away from any residential uses adjacent to the area and to reflect light away from dwelling units over commercial premises

## 639 – CD39 (Waters Edge)

AMENDING  
BYLAW

### SECTION REGULATION

#### 639.01 Map



#### 639.02 Permitted Uses

- (1) **Area 1**
  - (a) apartment buildings
  - (b) child care
  - (c) community care
  - (d) home based business
  - (e) keeping of not more than 2 lodgers in each dwelling unit
  - (f) recreation building as an amenity to the apartment buildings

**(2) Area 2**

- (a) apartment buildings, as provided for in a Housing Agreement ensuring the continued tenure of the dwellings as residential rental
- (b) child care
- (c) community care
- (d) home based business
- (e) keeping of not more than 2 lodgers in each dwelling unit

**639.03 Site Area**

- (1) Site Area includes all lands within the CD39 Zone, except the District road.
- (2) Area 1 and Area 2 may be developed and owned separately for their respective uses provided the development as a whole complies with the overall Floor Area Ratio and Site Coverage limitations

**639.04 Floor Area Ratio and Site Coverage**

- (1) For the purposes of calculating Floor Area Ratio (FAR) and Site Coverage in this zone, all lands within the zone, except public roads, are considered to be a single site. For clarification, land dedicated or to be dedicated for public park, pathway or other public recreation purposes are included in site area for such calculations
- (2) The Floor Area Ratio in this zone shall not exceed 1.6
- (3) Site coverage in this zone shall not exceed 55%

**639.05 Yards**

A minimum five 1.5 metres yard setback shall be provided from any Street Line or private property line along the Capilano River

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**639.06 Height of Building**

- (1) In Area 1, buildings shall not exceed 5 storeys or 16.8 metres in height measured from the main floor elevation to the highest point of the building
  - (a) The fifth floor shall occupy no more than 75% of the area of the fourth floor
- (2) In Area 2, buildings shall not exceed 4 storeys in height

**639.07 Off-Street Parking**

- (1) A minimum of one parking space for every 84 square metres of gross residential floor area, or 1 parking space for every dwelling unit in the building, whichever is the greater requirement, shall be provided
- (2) A minimum of 10% of the required parking must be designed and designated as visitor parking

**639.08 Lighting**

Adequate lighting facilities shall be provided and shall be so arranged as to reflect light away from any residential uses adjacent to the area

**639.09 Landscaping**

All portions of the site that are not occupied by buildings, parking areas, driveways or pedestrian ways shall be landscaped

**639.10 Roof Equipment**

All equipment located on the roof of any building or structure shall be enclosed or screened so as to not be visible from external view

## 640 – CD40 (1891 Marine Drive)

AMENDING  
BYLAW

SECTION	REGULATION
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<b>640.01</b>	<b>Permitted Uses</b>
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- (a) accessory uses
- (b) apartment buildings
- (c) child care
- (d) community care
- (e) home based business
- (f) keeping of not more than 2 lodgers in each dwelling unit
- (g) townhouses

<b>640.02</b>	<b>Density and Floor Area Ratio</b>
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- (1) A maximum of 10 units shall be permitted in this zone
- (2) The Floor Area Ratio shall not exceed 1.25

<b>640.03</b>	<b>Site Area</b>
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The minimum site area shall be not less than 836 square metres

<b>640.04</b>	<b>Site Coverage</b>
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Site coverage shall not exceed 85%

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**640.05 Yard Requirements**

- (1) The following minimum yards shall be provided:
- (a) Front yard: 1.8 metres
  - (b) Rear yard: 1.7 metres
  - (c) Side yard (west): 1.7 metres
  - (d) Side yard (east): 0.0 metres

**640.06 Height**

That height of a building shall not exceed 10.7 metres

**640.07 Off-Street Parking**

A minimum of 14 parking spaces shall be provided, including 2 handicap parking spaces

**640.08 Roof Equipment**

All equipment located on the roof of any building or structure shall be enclosed or screened so as to not be visible from external view

**640.09 Landscaping**

All portions of the site that are not occupied by buildings, parking areas, driveways or pedestrian ways shall be landscaped

## 641 – CD41 Zone (Garrow Bay)

AMENDING  
BYLAW

### SECTION REGULATION

#### 641.01 Permitted Uses

- (a) accessory buildings, structures and uses
- (b) community care
- (c) child care
- (d) District or provincial operated recreation uses
- (e) home based business
- (f) keeping of not more than 2 lodgers
- (g) secondary suites
- (h) single family dwellings

#### 641.02 Density

The density shall be limited to not more than 3 single family dwellings, and the recreational use of any public lands within the zone

#### 641.03 Site Area

836 square metres minimum

#### 641.04 Site Coverage

Either:

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is 664 to 885 square metres.; or
- (3) 40% of site area maximum, if site area is less than 664 square metres



**641.05 Floor Area Ratio**

Either:

- (1) .35 of site area maximum, if site area is greater than 677 square metres; or
- (2) 237 square metres maximum, if site area is between 474 and 677 square metres; or
- (3) .5 of site area maximum, if site area is less than 474 square metres

**641.06 Front Yard**

9.1 metres minimum

**641.07 Rear Yard**

9.1 metres minimum

**641.08 Side Yard and Combined Side Yard**

- (1) minimum side yard :1.52 metres
- (2) minimum combined side yard:
  - (a) 4.5 metres minimum if site width is less than 22.8 metres; or
  - (b) 20% of site width if site width is greater than 22.8 metres

**641.09 Building Height**

7.62 metres maximum

**641.10 Number of Storeys**

2 plus basement maximum

**641.11 Off-Street Parking**

#4712

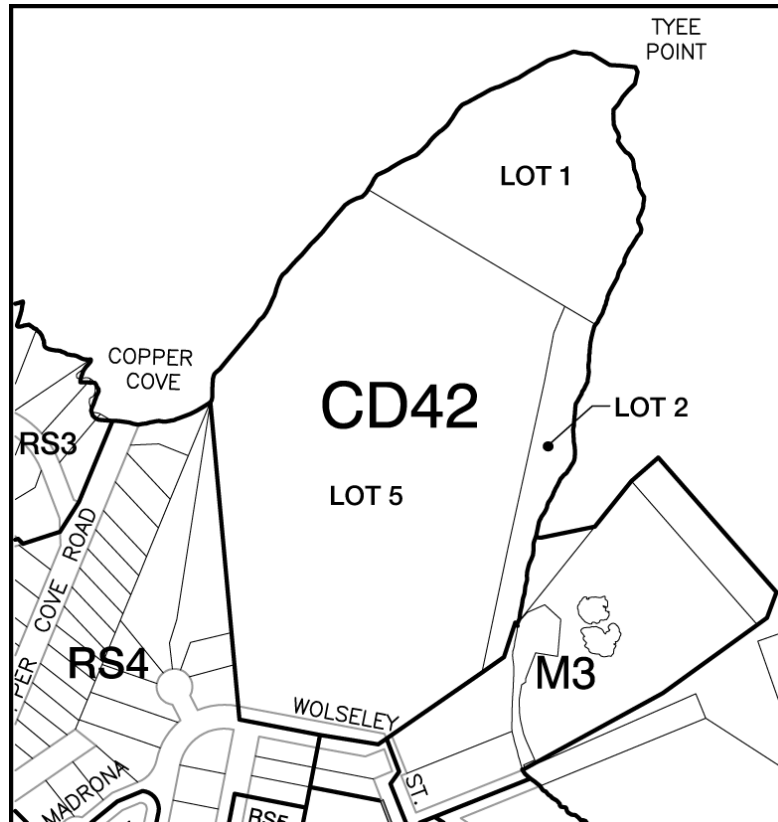
1 minimum shall be provided per lot

## 642 – CD42 (Telegraph Hill)

AMENDING  
BYLAW

### SECTION REGULATION

#### 642.01 Map



#### 642.02 Permitted Uses

- (1) On Lot 5 (RP 3076) Except Portions in RP 3478 and RP 4099, Block B (RP 1172 and 5527) District Lot 430, and on Lot 1 (RP 3478) of Parcel 5 (RP 3076) Block B (Explanatory Plan 1172) District Lot 430
  - (a) accessory buildings and uses
  - (b) child care
  - (c) home based business
  - (d) keeping of not more than 2 lodgers

#4712

- (e) secondary suites
- (f) single family dwellings
  
- (2) On all or part of Lot 5 (RP 3076) Except Portions in RP 3478 and RP 4099, Block B (RP 1172 and 5527) District Lot 430
  - (a) telecommunications equipment operating under Federal license
  
- (3) On Lot 2 (RP 4099) except that part in Plan 120001 of Lot 5 (RP 3076) Block B (Explanatory Plan 1172) District Lot 430
  - (a) reasonable access, and structures therefore, to Parcel 1 (RP 3478) of Parcel 5 (RP 3076) Block B (Explanatory Plan 1172) District Lot 430

**642.03 Site Area**

#4712

- (1) 8.1 hectares minimum, except that lots of record having an area of at least 2.4 hectares as of January 18, 1999 may be used for a single family dwelling. This requirement shall not prevent either the adjustment of a site line between two lots nor the consolidation of two or more existing lots to form one parcel
- (2) A parcel for use of telecommunications equipment only, may be created with a minimum site area of 0.4047 hectare

**642.04 Site Coverage**

#4712

- (1) 1,393.5 square metres maximum, including the total projected area of all buildings and structures on any lot, swimming pools and decks but excluding those areas described in Section 120.24
- (2) On a site used for telecommunications equipment only, 278.9 square metres maximum, including the total projected area of all buildings and structures

**642.05 Floor Area Ratio**

- (1) Either:
  - (a) 0.35 of site area maximum, if site area is greater than 677 square metres ; or
  - (b) 237 square metres maximum, if site area is between 474 and 677 square metres; or
  - (c) 0.5 of site area maximum, if site area is less than 474 square metres
- (2) In no situation shall the floor area exceed 1,393.5 square metres

**642.06 Front Yard**

9.1 metres minimum

**642.07 Rear Yard**

9.1 metres minimum

**642.08 Side Yard**

6 metres minimum

**642.09 Building Siting in Relation to Access**

Where a site abuts a public road, open and in use by the public for vehicle access, no building or structure shall be located further than 91.4 metres from such road

**642.10 Building Height**

7.62 metres maximum

**642.11 Number of Storeys**

2 plus basement maximum

**642.12 Highest Building Face Envelope**

6.7 metres in height maximum

**642.13 Off-Street Parking**

#4712

2 spaces minimum per lot

## 643– CD43 (13th-mid-block/Marine Drive)

AMENDING  
BYLAW

### SECTION REGULATION

#### 643.01 Permitted Uses

- (a) accessory uses
- (b) child care
- (c) home based business
- (d) keeping of not more than 2 lodgers in each dwelling unit
- (e) townhouses

#### 643.02 Density

- (1) A maximum of 4 units shall be permitted in this zone
- (2) The Floor Area Ratio shall not exceed 1.25

#### 643.03 Site Area

The minimum site area shall be not less than 548 square metres

#### 643.04 Site Coverage

Site coverage shall not exceed 70%

#### 643.05 Yard Requirements

- (1) Front yard: 2.7 metres
- (2) Rear yard: 1.2 metres
- (3) Side yard (south): 3.9 metres
- (4) Side yard (north): 2.1 metres

**643.06      Height**

The peak elevation of any building shall not exceed 8 metres above the existing ground elevation along the north property line

**643.07      Off-Street Parking**

A minimum of 8 parking spaces shall be provided

**643.08      Roof Equipment Enclosures**

All equipment located on the roof of any building or structure shall be enclosed or screened so as to not be visible from external view

**643.09      Landscaping and Screening**

All portions of the site that are not occupied by buildings, parking areas, driveways or pedestrian ways shall be landscaped

## 644 – CD44 (14th / Esquimalt)

AMENDING  
BYLAW

### SECTION REGULATION

#### 644.01 Permitted Uses

- (a) accessory uses
- (b) apartment buildings for senior citizens
- (c) child care
- (d) community care
- (e) home based business
- (f) townhouses

#### 644.02 Site Area

- (1) Apartment building – 1,115 square metres minimum
- (2) Townhouses - 372 square metres minimum

#### 644.03 Site Width

- (1) Apartment building – 30.2 metres minimum
- (2) Townhouses – 10.1 metres minimum

#### 644.04 Floor Area Ratio

- (1) Apartment building – 1.5 maximum
- (2) Townhouses - 0.9 maximum

#### 644.05 Site Coverage

- (1) 30% maximum of the unoccupied portion of a site may be devoted to driveways, access or exit aisles for apartment building use
- (2) Townhouses – 60% maximum



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**644.06 Front Yard**

6 metres minimum

**644.07 Rear Yard**

6 metres minimum

**644.08 Side Yard**

- (1) Apartment building - 11.5 metres minimum
- (2) Townhouses – 1.5 metres minimum
- (3) Where entrance is provided from a side street, a side yard of not less than 3.8 metres shall be provided for the entrance side yard only
- (4) A townhouse, on a corner flanking site, shall maintain the front yard requirements of both streets

## 645 – CD45 (2200 Bellevue / Marine)

AMENDING  
BYLAW

### SECTION REGULATION

#### 645.01 Permitted Uses

#4712

- (a) accessory uses
- (b) accessory buildings to duplex dwelling uses
- (c) apartment buildings
- (d) child care
- (e) community care
- (f) duplex dwellings
- (g) home based business
- (h) keeping of not more than 2 lodgers in each dwelling in any duplex dwelling

#### 645.02 Site Area

- (1) Apartment building – 2,787.1 square metres minimum
- (2) Duplex dwelling – 557.4 square metres minimum

#### 645.03 Floor Area Ratio

- (1) Apartment building – 1.04 maximum
- (2) Duplex dwelling - 0.5 maximum

#### 645.04 Site Coverage

- (1) Apartment building - 30% maximum of the unoccupied portion of a site shall be devoted to driveways, access or exit aisles
- (2) Duplex dwelling – 60% maximum

---

**645.05 Front Yard**

- (1) Apartment building:
  - (a) 5.5 metres minimum, measured from a north site line adjacent to a street
  - (b) site line adjacent to a street
- (2) Duplex dwelling - 7.6 metres minimum

**645.06 Rear Yard**

- (1) Apartment building – not required
- (2) Duplex dwelling - 9.1 metres minimum

**645.07 Side Yard**

All permitted uses - 1.5 metres minimum

**645.08 Combined Side Yard**

- (1) Apartment building - 4.5 metres minimum
- (2) Duplex dwelling – 3 metres minimum

**645.09 Building Height**

- (1) Apartment building – 13.7 metres maximum
- (2) Duplex dwelling – 7.6 metres maximum

**645.10 Number of Storeys**

- (1) Apartment building – 5 storeys maximum
- (2) Duplex dwelling – 2 storeys maximum

---

**645.11 Off-Street Parking**

- (1) Apartment buildings - a minimum of the greater of:
  - (a) 1 parking space for each dwelling, or
  - (b) 1 parking space for every 84 square metres of gross floor area,
  - (c) enclosed within the building or located underground
- (2) Duplex dwelling:
  - (a) 1 parking space per dwelling minimum
  - (b) access to the site for parking and garage purposes shall be from the rear

**645.12 Rooftop Structures**

All roof structures shall be screened or contained within enclosures. External stairs or ladders to machine rooms shall not be permitted

## 646 – CD46 (Northwest corner of Marine Drive and 22<sup>nd</sup> Street)

AMENDING  
BYLAW

### SECTION REGULATION

#4677

#### 646.01 Permitted Uses

- (1) Accessory uses and structures
- (2) Commercial uses limited to:
  - (a) restaurant use
  - (b) sale or rental of goods and services
  - (c) office uses including health care office use
  - (d) personal and business service uses, excluding laundries, dry cleaning establishments and printing shops
- (3) Educational Use, excluding for profit educational and training uses
- (4) Supportive Housing Use

#### 646.02 Density

The maximum permitted floor area shall be:

- (a) 117,500 sq. ft. (10,916 sq. m.) for Supportive Housing Use;  
and
- (b) 8,000 sq. ft. (744 sq. m.) for Commercial and Educational uses

#### 646.03 Conditions of Use

- (1) Financial service uses and office uses, other than health care office uses shall not occupy more than 2500 sq. ft. of floor area (232 sq. m.).
- (2) Educational uses shall be limited to a maximum 3,500 sq. ft. (325.2 sq. m.).

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**646.04 Site Coverage**

Buildings and structures, excluding underground parking structures, shall not occupy more than 55% of the lot.

**646.05 Yard Requirements**

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

- (a) North Yard: 6.25 feet (1.9 m)
- (b) West Yard: 7.9 feet (2.4 m)
- (c) East Yard: 10.2 feet (3.1 m)
- (d) South Yard: 16.4 feet (5.0 m), except 17.0 feet (5.2 m) adjacent to a solarium

**646.06 Building Height and Number of Storeys**

- (1) Building and structures shall not exceed a height of 76.5 feet (23.3 m) above the curb adjacent to the southeast corner of the lot on Marine Drive, excluding roof-top mechanical equipment, elevator overruns and a maximum 525 sq. ft. (160 sq. m.) of enclosed roof-top deck support space.
- (2) Buildings and structures shall not exceed 7 storeys measured from the south side of the lot, except that roof-top mechanical equipment, elevator overruns and 525 sq. ft. (160 sq. m.) of enclosed roof-top deck support space shall not be included in the determination of number of storeys.

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**646.07 Off-Street Vehicle Parking and Loading**

- (1) A minimum of 105 off-street parking spaces shall be provided.
- (2) A minimum 30 secure spaces shall be provided for the parking of bicycles and/or scooters.
- (3) One loading space, with a minimum width of 3.6 m and a minimum length of 9.1 m, shall be provided for the Supportive Housing Use.
- (4) One loading space, with a minimum width of 3.0 m and a minimum length of 6.0 m, shall be provided for Commercial and Educational uses.

## 647 – CD47 (Hollyburn Mews)

AMENDING  
BYLAW

### SECTION REGULATION

#4678

#### 647.01 Permitted Uses

- (1) Accessory buildings and structures
- (2) Coach houses
- (3) Duplexes
- (4) Home based businesses

#### 647.02 Density

- (1) Maximum 9 dwelling units.
- (2) The maximum permitted floor area shall not exceed a Floor Area Ratio (FAR) of 0.61 and means the figure obtained when the total area of all floors of storeys, measured to the exterior faces of the building or buildings including accessory buildings, excluding only those areas specifically described below, is divided by the site area.
- (3) The following areas are excluded from calculation of maximum permitted floor area:
  - (i) Basements where the top of the floor structure above the basement area excluded is no more than 0.9 metre above the lower of natural or finished grade at the perimeter walls;
  - (ii) Garages to a maximum 181 square metres; and
  - (iii) Covered porches to a maximum 89 square metres.

#### 647.03 Site Area

The minimum site area for this zone shall be 1,925 square metres.



**647.04 Site Coverage**

- (1) Buildings and structures shall not occupy more than 45% of the lot.
- (2) Buildings, structures and materials that are not occurring naturally on the lot shall not cover more than 70% of the lot.

**647.05 Yard Requirements**

- (1) The minimum required yards for all buildings and structures and all accessory buildings and structures shall be:  
Front (south): 4.57 metres  
Rear (north): 2.44 metres  
Side (east): 1.18 metres  
Side (west): 1.22 metres
- (2) The minimum required yards may be reduced as follows:
  - (i) Covered porches may project to a maximum 2.44 metres into the front yard, and open stairs may project a maximum 1.5 metres from covered porches further into the front yard;
  - (ii) Covered porches may project up to a maximum 1.32 metres into the rear yard;
  - (iii) Garages may project up to a maximum 1.83 metres into the rear yard;
  - (iv) Chimneys may project up to a maximum 0.61 metre into side yards.

#4712

**647.06 Building Height and Number of Storeys**

- (1) Buildings and structures shall not exceed a height of 7.62 metres or 2 storeys excluding basements.

#4712

**647.07 Off-Street Vehicle Parking**

- (1) 9 enclosed off-street parking spaces shall be provided.

## 648 – CD48 (Closed Municipal Roads)

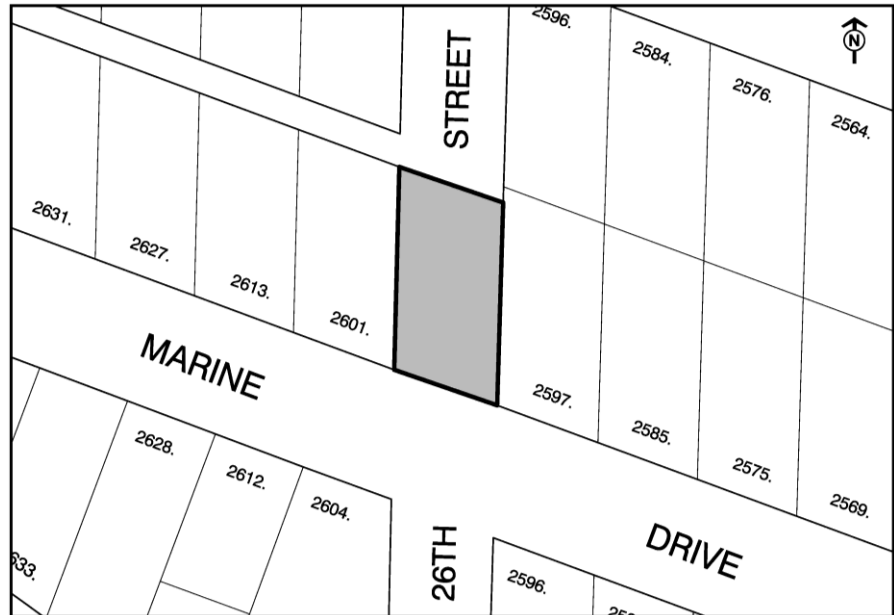
AMENDING  
BYLAW

### SECTION REGULATION

# 4726

648.1

26th Street & Marine Drive (Shaded Area)



#### 648.1.01 Permitted Uses

- (a) Accessory buildings and uses
- (b) Child care
- (c) Community care
- (d) Home based businesses
- (e) Lodgers
- (f) Secondary suites
- (g) Single family dwellings

#### 648.1.02 Conditions of Use

The keeping of not more than 2 lodgers within a single family dwelling.

**648.1.03 Site Area**

550 square metres minimum

**648.1.04 Site Width and Depth**

Width 10 m minimum  
 Depth 20 m minimum

**648.1.05 Site Coverage**

40% of site area maximum

**648.1.06 Floor Area**

#5192

The total square footage of buildings shall not exceed 237 square metres. An exemption of 41 square metres shall apply for covered or enclosed parking. The exemptions of Section 130.08(3), 130.08(4), and 130.08(5) shall not apply.

**648.1.07 Yards**

Yard Type	Minimum Yard
Front (Marine Drive)	9.14 m except for the basement or lowest level, the front yard is a line formed by these points: i. the intersection of the east side yard and a line offset 9.14 m north from the front site line; and, ii. the intersection of the west side yard and a line offset 6.1 m north from the front site line.
Rear (north)	9.14 m
East Side Yard	1.52 m
West Side Yard	3.04 m

**648.1.08 Building Height**

Top of parapet (flat roof) and/or top of ridge (sloped roof) must not exceed 39.63 m District of West Vancouver Geodetic Datum, except that solar panels and skylights must not exceed 40.24 m District of West Vancouver Geodetic Datum and must not exceed 20% of the roof area (in plan).

**648.1.09 Number of Storeys**

Two storeys maximum including basement

**648.1.10 Off-Street Parking**

Two parking spaces minimum

## 649 – CD49 (2074 Fulton Avenue)

AMENDING  
BYLAW

### SECTION REGULATION

# 4752

#### 649.01 Permitted Uses

- (1) Coach house
- (2) Duplex
- (3) Home based businesses

#### 649.02 Density

- (1) Maximum 3 dwelling units.
- (2) The maximum permitted floor area shall not exceed a Floor Area Ratio (FAR) of 0.61 and means the figure obtained when the total area of all floors of storeys, measured to the exterior faces of all buildings, excluding only those areas specifically described below, is divided by the site area.
- (3) The following areas are excluded from calculation of maximum permitted floor area:
  - (i) Basements where the top of the floor structure above the basement area excluded is no more than 0.9 metre above the lower of natural or finished grade at the perimeter walls; and
  - (ii) Garages to a maximum 69 square metres.

#### 649.03 Site Area

The minimum site area for this zone shall be 699 square metres.

#### 649.04 Site Coverage

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

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**649.05 Yard Requirements**

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

Front (north):	5.3 metres
Rear (south):	1.9 metres
Side (east):	1.2 metres
Side (west):	1.2 metres

**649.06 Building Height**

Buildings and structures shall not exceed a height of 7.62 metres maximum.

**649.07 Number of Storeys**

Two storeys maximum plus a basement.

**649.08 Off-Street Vehicle Parking**

Three enclosed off-street parking spaces shall be provided.

## 650 – CD50 (1300 Block, south side)

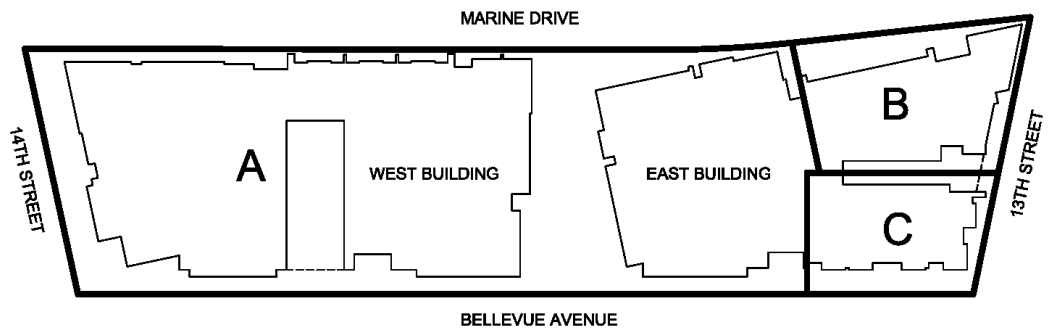
AMENDING  
BYLAW

### SECTION REGULATION

# 4767

#### 650.01 Map

Lands zoned CD50 shall be identified as Areas A, B and C as shown on the map below:



#### 650.02 Permitted Uses

- (1) The permitted uses within Area A are as follows:
  - a. First storey
    - i. Personal services
    - ii. Restaurant
    - iii. Retail
  - b. Second storey and above
    - i. Apartments
    - ii. Home based business
- (2) The permitted uses within Area B are as follows:
  - a. First storey
    - i. Personal services
    - ii. Retail
    - iii. Office
  - b. Second storey
    - i. Office
  - c. Third storey
    - i. Apartments
    - ii. Home based business

- (3) The permitted uses within Area C are as follows:
  - a. First and second storeys
    - i. Townhouses
    - ii. Home based business
  - b. Third storey and above
    - i. Apartments
    - ii. Home based business

#### **650.03 Conditions of Use**

- (1) For greater certainty, the first floor is the storey entered at ground level.
- (2) Personal services excludes office-like uses such as retail banking, investment or financial management, insurance, travel agencies, or similar uses.
- (3) Restaurant includes liquor primary premises.
- (4) Retail excludes office-like uses such as retail banking, investment or financial management, insurance, travel agencies, or similar uses, but includes the production of goods for retail sale on the business premises, such as food and baked goods.
- (5) Office excludes education, tutoring, or similar uses.
- (6) Residential uses are not permitted at grade except for: entrance lobbies serving dwellings above the ground floor; and within Area C where only ground oriented townhouses are permitted.
- (7) The following uses are specifically excluded from the zone:
  - a. Arcade, bowling alley, pool or billiards, theatre, casino or other gambling, nightclub, or similar uses.
  - b. Automobile related businesses including drive-throughs, sales or showrooms, gasoline stations, or similar uses.
  - c. Industrial or manufacturing uses.
  - d. Pawn shop or social escort service.



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**650.04 Floor Area Ratio (FAR)**

- (1) For the purposes of calculating FAR, the site is 7945.5 square meters, being the size prior to any highway dedication(s) to the municipality.
- (2) In addition to the areas excluded from the calculation of FAR by Section 120.21(2), 256.6 square metres of ground floor mechanical or electrical rooms may also be excluded.
- (3) Total: maximum 2.94 FAR
- (4) Apartment residential: maximum 2.33 FAR
- (5) Townhouse residential: maximum 0.11 FAR
- (6) Ground-level commercial: minimum 0.39 FAR
- (7) Office: minimum 0.06 FAR

**650.05 Number of Units & Unit Size**

- (1) Maximum permitted number of apartments is 94.
- (2) Maximum permitted number of townhouses is 4.
- (3) A minimum of 50% of residential units must be lesser than or equal to 140 square metres in size, and a minimum of 70% of residential units must be lesser than or equal to 233 square metres in size.

**650.06 Setbacks**

- (1) Marine Drive: minimum 0.8 metres for the West Building, and minimum 0.6 metres for the East Building.
- (2) Bellevue Avenue: minimum 3.0 metres, except 1.2 metres where ground-oriented townhouses are permitted.
- (3) 13th Street: minimum 0.5 metres
- (4) 14th Street: minimum 5.4 metres

**650.07 Building Height**

- (1) Building height is to be measured from the curb level at Marine Drive between the West and East Buildings.
- (2) West building: maximum 24.6 metres above curb level.
- (3) East building: maximum 21.4 metres above curb level.

- (4) Rooftop elevator overruns: maximum 2.8 metres in addition to the permitted building height for a maximum area of 65 square metres.
- (5) Raised penthouse ceilings: maximum 1.83 metres in addition to the permitted building height for a maximum area of 55 square metres, and maximum 1.22 metres in addition to the permitted building height for a maximum area of 115 square metres.

**650.08 Number of Storeys**

- (1) West building: maximum 7 storeys.
- (2) East building: maximum 6 storeys.

**650.09 Off-street Parking**

- (1) Commercial
  - a. 1 parking space for every 37 square metres of net commercial floor area (excluding common access corridors).
  - b. A minimum 50% of commercial parking spaces are to be provided for customer use (unreserved and not controlled by individual tenant leaseholders).
- (2) Residential
  - a. 1 parking space for every 84 square metres of net residential floor area (excluding common access corridors), except that greater than 2 parking spaces per dwelling need not be provided.
  - b. Residential visitor parking spaces must be provided in the amount of 11 spaces or 5% of the total residential stalls required, whichever is greater.
- (3) A minimum of 299 parking spaces shall be provided.
- (4) Secure bicycle parking shall be provided at the minimum of 1 space per dwelling (not averaged) and 1 space per 300 square metres of net commercial floor area (excluding common access corridors); secure bicycle parking may be provided within a private vehicle garage or in a secure storage room.

- (5) Visitor bicycle parking shall be provided at the minimum of 1 space per 200 square metres of net commercial floor area (excluding common access corridors) and shall be located on-site or in the boulevard area surrounding the development as approved by the District.

#### **650.10 Off-street Loading, Garbage, and Recycling**

- (1) Two off-street loading spaces shall be provided each with a minimum length of 9.1 metres, a minimum width of 3.9 metres, and a minimum clear height of 3.7 metres.
- (2) An underground garbage and recycling area shall be provided with a minimum area of 75 square metres.
- (3) Garbage and recycling service/sorting area shall be provided on each residential floor, except for the second level of the residential townhouses.

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

AMENDING  
BYLAW

### SECTION REGULATION

#4784  
#5009

#### 651.01 Permitted Uses

- (1) accessory uses and buildings including short term or respite care
- (2) apartment building
- (3) assisted living
- (4) guest suites
- (5) memory care

#5009

#### 651.02 Conditions of Use

- (1) A maximum of 48 dwelling units are permitted
- (2) A maximum of 91 bedrooms are permitted
- (3) For the purposes of this zone, a cooking facility is defined as a food preparation area requiring an appliance with a 220 volt service
- (4) A maximum of two guest suites not exceeding 90 square metres in combined floor area are permitted, are not included within Floor Area Ratio for the purposes of section 651.03, and shall not count as units or bedrooms for the purposes of this section

#5009

#### 651.03 Floor Area Ratio (FAR) and Number of Bedrooms

- (1) Total: maximum 1.4 FAR

#5009

#### 651.04 Site Coverage

Buildings and structures shall not occupy more than 50% of the site

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**651.05 Yard Requirements**

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

#5009

- Front (south): 4.5 metres
- Rear (north): 12.8 metres
- Side (east): 4.0 metres
- Side (west): 2.3 metres

**651.06 Building Height**

#5009

- (1) Building and structures shall not exceed a height of 23 metres maximum
- (2) Solar panels not exceeding 2.4 metres above the maximum building height

**651.07 Number of Storeys**

#5009

- (1) Amenity Wing: 2 storeys
- (2) Residential Wing: 3 storeys
- (3) Apartment Building: 6 storeys

**651.08 Off-street Parking**

#5009

- (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 65 parking spaces shall be provided

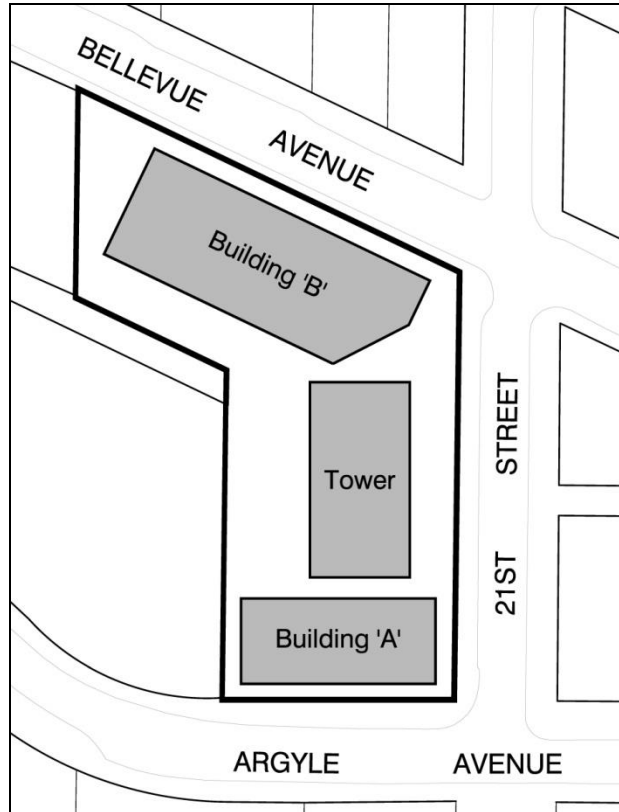
**653 CD53 (195 – 21st Street)**

AMENDING  
BYLAW

**SECTION REGULATION**

#4905

**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**

#5230

Minimum:  
North (Bellevue Avenue): 4.5 metres  
South (Argyle Avenue): 6.0 metres  
East (21st Street): 6.5 metres  
West: 4.5 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.



## 654 CD54 (Sewell's Landing)

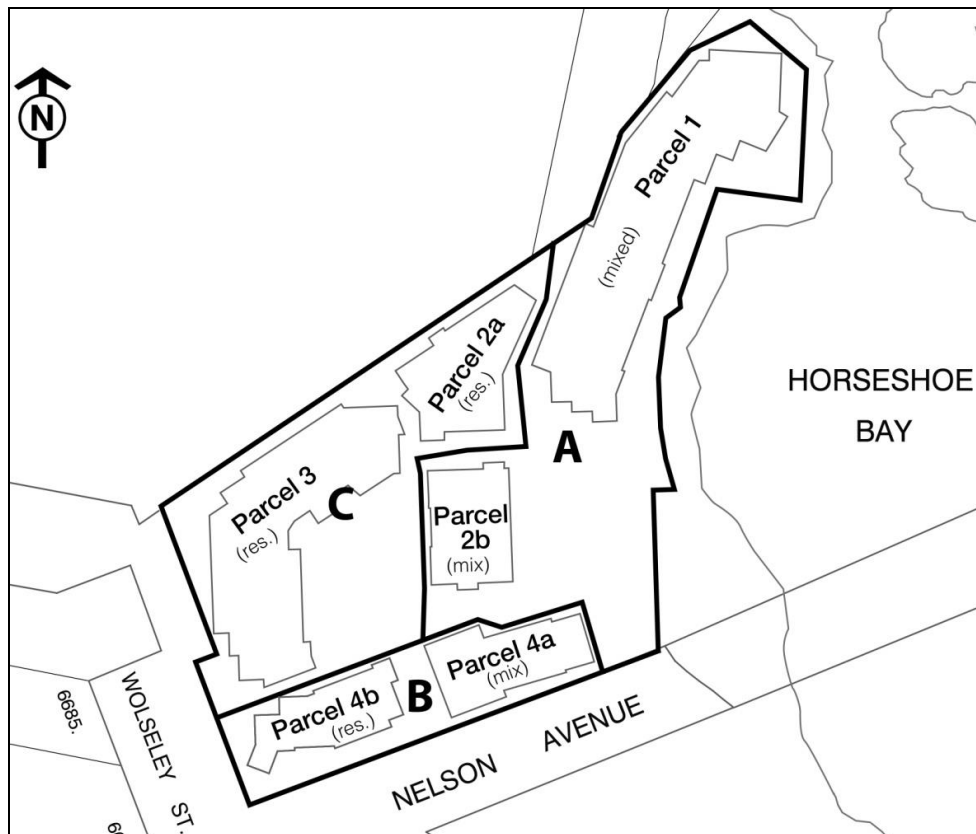
AMENDING  
BYLAW

### SECTION REGULATION

#4898

#### 654.01 Map

Lands zoned CD54 shall be identified as Areas A, B, and C as shown on the map below:



#### 654.02 Permitted Uses

- (1) The permitted uses within **Area A** are as follows:
  - a. First storey
    - i. Office
    - ii. Personal services
    - iii. Restaurant
    - iv. Retail

- b. Second storey and above
    - i. Apartments
    - ii. Home based business
  - c. Accessory uses that support adjacent marina zoned (M3) lands
- (2) The permitted uses within **Area B** are as follows:
- a. First Storey
    - i. Home based business
    - ii. Personal Services
    - iii. Restaurant
    - iv. Retail
    - v. Townhouses
  - b. Second Storey and above
    - i. Townhouses
    - ii. Home based business
- (3) The permitted uses within **Area C** are as follows:
- a.
    - i. Apartments
    - ii. Home based business

**654.03 Conditions of Use**

- (1) For greater certainty, the first floor is the storey entered at ground level.
- (2) Restaurant includes liquor primary premises.
- (3) Within Area A, residential uses are not permitted at grade except for entrance lobbies serving dwellings above the ground floor and at the west side of Parcel 2b; and within Area B where only ground oriented townhouses are permitted.
- (4) Within Area B, commercial use is permitted at grade on Parcel 4a and 4b.
- (5) Parking shall be provided onsite for the adjacent M3 zoned lands.

- (6) Accessory uses that support the adjacent marina zoned (M3) lands, including boat and/or engine maintenance and repair, and boat and trailer storage, provided that they are conducted entirely within a completely enclosed building, including parkade, with no external storage of materials, equipment, or containers. Such accessory uses are not permitted within any residential dwelling unit.
- (7) The following uses are specifically excluded from the zone:
  - a. Arcade, bowling alley, pool or billiards, theatre, casino or other gambling, nightclub or similar uses.
  - b. Automobile related businesses including drive-throughs, sales or showrooms, gasoline stations, or similar uses.
  - c. Pawn shop or social escort service.

**654.04 Floor Area Ratio (FAR)**

- (1) Total: maximum is 2.8 FAR
  - (a) Apartment residential: 2.6 FAR
  - (b) Ground-level commercial: 0.2 FAR
- (2) For the purposes of calculating FAR, the site is 8,775 square metres, being the size after subdivision of the parent parcel.
- (3) 3,650 square metres of exterior walkways and amenity spaces are excluded in addition to the areas excluded from the calculation of FAR by Section 120.21(2).

**654.05 Number of Units & Unit Size**

- (1) Maximum permitted number of dwelling units: 159
- (2) Maximum dwelling unit size: 330 square metres

**654.06 Setbacks**

- (1) The following minimum setbacks shall apply:
  - North: 0.3 metre
  - South (Nelson Avenue): 3.6 metres
  - East (Wolseley Street): 1.6 metres
  - West: 0.0 metre

- (2) For clarity, setbacks are measured from the nearest dimension of the building edge, including exterior walkways, to the property line.

**654.07 Building Height**

- (1) Parcel 1: maximum 50 metres  
(2) Parcel 2A: maximum 45 metres  
(3) Parcel 2B: maximum 29 metres  
(4) Parcel 3: maximum 47 metres  
(5) Parcel 4a and 4b: 26 metres  
(6) For clarity, building height is measured based on datum elevation, including elevator overruns and raised ceilings.

**654.08 Number of Storeys**

- (1) Parcel 1: maximum 12 storeys  
(2) Parcel 2A: maximum 10 storeys  
(3) Parcel 2B: maximum 5 storeys  
(4) Parcel 3: maximum 9 storeys  
(5) Parcel 4a: maximum 3 storeys  
(6) Parcel 4b: maximum 4 storeys

**654.09 Off-Street Parking**

- (1) Combined Commercial and Marina  
a. A minimum of 255 parking spaces shall be provided as follows:  
i. 226 parking spaces for on-site commercial and adjacent marina uses;  
ii. 26 parking spaces shall be designated as follows:  
(a) 12 spaces for additional commercial marina parking;  
(b) 2 car-share parking spaces; and  
(c) 12 spaces available for shared use by residential visitors and commercial marina parking.

- iii. a minimum of 3 parking spaces are to be provided for public use at grade (surface parking), identified with appropriate signage, and easily accessible within Area A; and
  - b. Designated car share parking spaces may be used for commercial parking if there is no active car-share services provided on site.
  - c. A minimum of 1 parking space for every 49 square metres of net commercial floor area (excluding common access corridors) shall be provided.
  - d. For adjacent commercial mooring facilities and boat rental operations on adjacent marina zoned (M3) lands, parking spaces shall be provided in the amount of 50% of the number of boats or vessels moored or wharfed plus 70% of the number of boats for hire or rent.
- (2) Residential
  - a. 1 parking space per 94 square metres of net residential floor area (excluding common access corridors), except that greater than 2 parking spaces per dwelling need not be provided.
  - b. A minimum of 238 residential parking spaces shall be provided.
- (3) A minimum of 493 parking spaces in total shall be provided.
- (4) Bicycle parking
  - a. Secure bicycle parking shall be provided at the minimum of 1 space per dwelling (not averaged) and 1 space per 94.8 square metres of net residential floor area (excluding common access corridors); secure bicycle parking may be provided within a private vehicle garage or in a secure storage room.
  - b. A minimum of 243 bicycle parking spaces shall be provided for residential use.
  - c. Exterior bike racks shall be provided for customer and public use.

- (5) Accessible parking
  - a. A minimum of 5 accessible residential parking spaces and 2 accessible commercial parking spaces shall be provided and located in accessible and convenient locations.

**654.10 Off-Street Loading, Garbage & Recycling**

- (1) A minimum of 1 garbage and recycling room shall be provided in the parking level below each building including residential use.
- (2) A minimum of 1 garbage and recycling room shall be provided for commercial use within Parking Level 3 (P3).
- (3) A minimum of 1 garbage and recycling room shall be provided for the adjacent marina use within Parking Level 3 (P3).
- (4) 2 loading bays for commercial use shall be provided within Parking Level 3 (P3).
- (5) 2 loading bays for residential use shall be provided on the lower parking levels.

## 655 CD55 (300 Block Marine Drive)

AMENDING  
BYLAW

#4962

### SECTION REGULATION

#### 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.

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#5051	<b>655.05</b>	<b>Number of Units</b>
	(1)	Maximum: 176
#5051	<b>655.06</b>	<b>Conditions of Use</b>
	(1)	A maximum of three guest suites, not exceeding 85 sq. m. in floor area, is permitted on the site and shall not count as a unit for the purposes of section 655.05(1).
	<b>655.07</b>	<b>Number of Storeys</b>
	(1)	Maximum:
	(a)	Apartment Building: 26
	(b)	Townhouse: 3
	(c)	For clarity, mechanical equipment enclosures are not a storey.
#5051	<b>655.08</b>	<b>Off-Street Parking</b>
		No more than 204 vehicle parking stalls are allowed within the CD55 zone.



**657 CD57 (South West Corner Marine Drive & Taylor Way)**

AMENDING  
BYLAW  
#4967

**SECTION REGULATION**

**657.01 Permitted Uses**

- (1) accessory uses and buildings
- (2) apartment building
- (3) bike valet and repair
- (4) business or commercial school
- (5) child care
- (6) community care
- (7) education
- (8) home based business
- (9) office
- (10) personal or business services
- (11) restaurants, including liquor primary premises
- (12) retail

**657.02 Floor Area Ratio**

#5065

- (1) Maximum: 3.07 FAR
- (2) For the purposes of calculating FAR, the site is 9,450 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).

**657.03 Setbacks**

Minimum:

- (1) All property lines: 0.0 metres

**657.04 Building Height**

#5065

- (1) Maximum:
  - (a) West Tower: 58 metres
  - (b) East Tower: 65 metres
- (2) Despite Section 120.19, elevator penthouses, solar energy systems and mechanical equipment and enclosures are excluded from building height.

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**657.05 Maximum Units**

#5065 (1) Maximum residential units: 298

**657.06 Number of Storeys**

#5065 (1) Maximum:  
(a) West Tower: 16 storeys  
(b) East Tower: 19 storeys

**657.07 Off-Street Parking**

(1) A maximum of 232 parking spaces shall be provided.

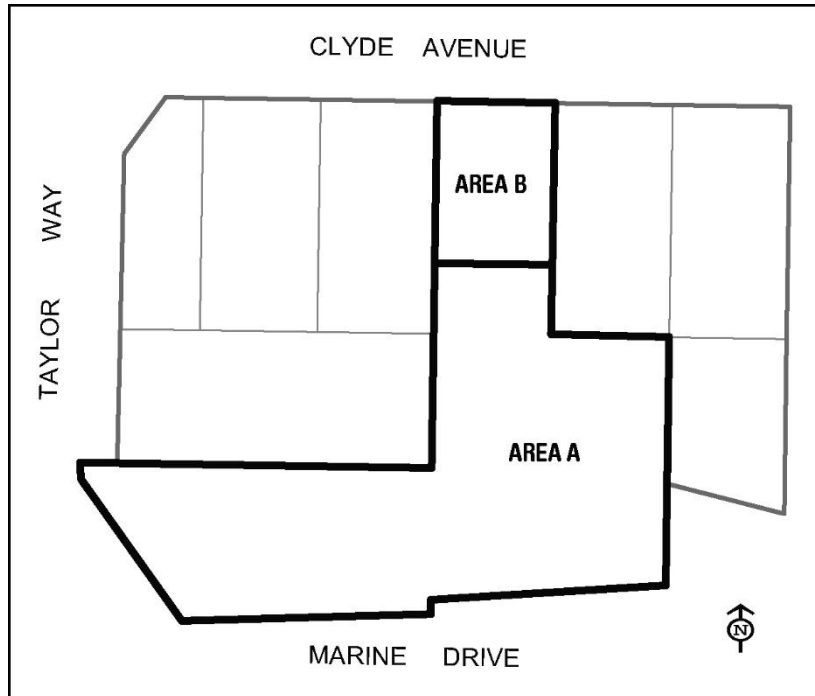
**658 CD58 (North East Corner Marine Drive & Taylor Way)**

AMENDING  
BYLAW  
#5031

**SECTION REGULATION**

**658.01 Map**

Lands zoned CD58 shall be identified as Areas A and B as shown on the map below:



**658.02 Permitted Uses**

- (1) The permitted uses within **Area A** are as follows:
  - a. accessory uses and structures
  - b. apartment building
  - c. child care
  - d. community care
  - e. home based business

- (2) The permitted uses within **Area B** are as follows:
  - a. child care
  - b. community care
  - c. business or commercial school
  - d. education
  - e. office
  - f. personal or business services
  - g. retail

**658.02 Floor Area Ratio**

- (1) Total Maximum: 2.0 FAR
- (2) For the purposes of calculating FAR, the site is 5,004.3 square metres, being the size prior to any required highway dedications from the parent parcel
- (3) 270 square metres of amenity space and entrance lobby are excluded in addition to the areas excluded from the calculation of FAR by Section 120.21(2)

**658.03 Setbacks**

- (1) All property lines: 0 m

**658.04 Building Height**

- (1) Area A: 30 metres
- (2) Area B: 4.1 metres

**658.05 Number of Storeys**

- (1) Area A: 8 storeys
- (2) Area B: 1 storey

**658.06 Off-Street Parking**

- (1) Commercial:
  - a. 8 parking spaces shall be provided within the underground parkade.
  - b. A minimum of 50% of commercial parking spaces are to be provided for customer use (unreserved and not controlled by individual tenant occupants or leaseholders).

- (2) Residential:
  - a. 95 parking spaces for residential use are to be provided.
  - b. 9 parking spaces for visitor use are to be provided.
- (3) A maximum of 112 parking spaces shall be provided, except that additional parking spaces may be provided if those spaces are reserved at all times for vehicles operated as part of a car sharing program.

## 659 CD59 (Tantalus Gardens)

AMENDING  
BYLAW  
#5171

### SECTION REGULATION

#### 659.01 Permitted Uses

- (1) accessory buildings and uses
- (2) child care
- (3) community care
- (4) ground-oriented dwellings
- (5) home based businesses
- (6) secondary suites

#### 659.02 Floor Area Ratio

- (1) Maximum: 0.59 FAR
- (2) The following areas are excluded from the calculation of FAR:
  - (i) basements
  - (ii) storage of vehicles and/or bicycles to a maximum of 20.5 square metres per principal dwelling
- (3) For the purposes of calculating FAR the site size is 2,628 square metres, being the size prior to any required dedications

#### 659.03 Setbacks

Minimum:

- (1) Minimum for all buildings:
  - (i) North: 1.5 m
  - (ii) South (Rosebery Avenue): 1.5 m
  - (iii) East (Nelson Avenue): 2.2 m
  - (iv) West (Wellington Avenue): 4.4 m

#### 659.04 Building Height

- (1) Maximum: 7.62 metres
- (2) Notwithstanding Section 120.17 building height shall be calculated using finished grade as defined in Section 110 and excluding one basement stair access for each unit.

#### 659.05 Number of Storeys

- (1) Maximum: 2 + basement

**659.06 Site Coverage**

- (1) Maximum: 40%

**659.07 Off-Street Parking**

- (1) Parking shall be in accordance with Section 144 of this bylaw, except that 144.01(3) shall not apply.

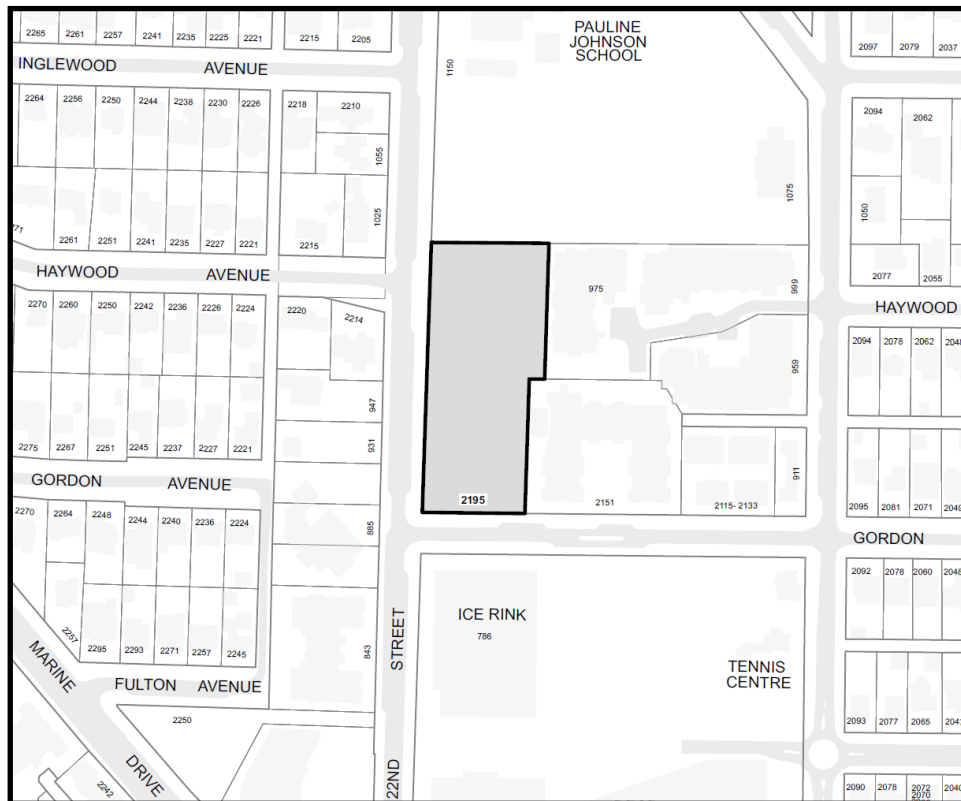
**661 CD61 (22nd Street and Gordon Avenue)**

AMENDING  
BYLAW  
# 5068

**SECTION REGULATION**

**661.01 Map**

Lands zoned CD61 are shaded on the map below:



**661.02 Permitted Uses**

- i. Accessory buildings and uses
- ii. Adult day services facility
- iii. Apartment buildings
- iv. Home based business
- v. Supportive housing use



**661.03 Conditions of Use**

#5192

- (1) Residential tenure is limited to residential rental tenure within Area A seen below:



- (2) Supportive housing use is prohibited in Area A seen above.
- (3) The site is limited to a maximum of three (3) apartment buildings.
- (4) The adult day services facility is limited to the first storey and to be located within the northernmost building within Area A.
- (5) Only one porte cochère is permitted and it is limited to the northernmost building and must provide access for both residential and adult day services facility users.
- (6) The adult day services facility must include an outdoor amenity area that functions separately from other residential outdoor areas.

**661.04 Floor Area Ratio (FAR)**

- (1) Total: maximum permitted FAR is 2.8.
- (2) For the purposes of calculating FAR, the site is 7,115 square metres
- (3) The total floor area within Area B shall not exceed 7,200 square metres.
- (4) Notwithstanding Section 120.21 (2) (c), enclosed balconies shall be included in the FAR calculation.
- (5) An entrance lobby for an adult day services facility is excluded from the FAR calculation.

**661.05 Setbacks**

- (1) The following minimum setbacks shall apply:  
North Lot Line: 3.0 metres  
South Lot Line (Gordon Avenue): 6.0 metres  
East Lot Line: 4.0 metres  
West Lot Line (22nd Street): 5.0 metres
- (2) Notwithstanding Section 661.05 (1), the East Lot Line setback for the northernmost building must be at least 6 metres.
- (3) Notwithstanding Section 661.05 (1), the West Lot Line (22nd Street) setback shall not exceed 12 metres.
- (4) For clarity, setbacks are measured from the nearest dimension of the building face to the property line.
- (5) A porte cochère shall be excluded from setback calculations.
- (6) Roof eaves and canopies may project into the setbacks identified in Section 661.05 (1).
- (7) Except the East Lot Line, unenclosed balconies may project, to a maximum of 1.5 metres, into the setbacks identified in Section 661.05 (1).

**661.06 Building Height**

- (1) Apartment building height in Area B is limited to a maximum height of 28.5 metres.
- (2) All other apartment buildings are limited to a maximum height of 18.9 metres.
- (3) Notwithstanding Section 120.19 (2) (a), the height measurement shall not include rooftop deck railings.
- (4) Notwithstanding Section 120.19 (5) (c), the height measurement shall not include elevator and other mechanical equipment or enclosed rooftop stairway landings.

**661.07 Maximum Number of Storeys**

- (1) Apartment building in Area B: maximum 8 storeys
- (2) All other apartment buildings: maximum 6 storeys

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**661.08 Off-Street Parking**

- 1) Adult day services facility
  - a. A minimum of 1 parking space for every employee on shift at any one time to a maximum of 6.
- 2) Supportive housing use
  - a. A minimum of the lesser of:
    - i. 1 parking space for each unit, or
    - ii. 1 parking space for every 84 square metres of gross floor area.
- 3) Residential within Area A
  - a. A minimum of 0.9 parking spaces for each dwelling.
- 4) Residential within Area B
  - a. A minimum of the lesser of:
    - i. 1 parking space for each dwelling, or
    - ii. 1 parking space for every 84 square metres of gross floor area

**662 CD62 (671, 685, 693 Clyde Avenue and 694 Duchess Avenue)**

AMENDING  
BYLAW  
#5223

**SECTION REGULATION**

**662.01 Permitted Uses**

- (1) Apartment building
- (2) Accessory buildings, structures and uses
- (3) Child care
- (4) Community care
- (5) Home based business
- (6) Necessary interconnected elevated ramps accessory to the parking structures in Area 1 and 2 of CD30

**662.02 Conditions of Use**

- (1) Residential tenure is limited to *Residential rental tenure* within CD62
- (2) Only one storey of underground parking is permitted within CD62

**662.03 Floor Area Ratio (FAR)**

- (1) Total maximum of 2.0 FAR
- (2) For the purposes of calculating FAR, the site area is 4,056.05 square metres, being the area prior to any required dedications

**662.04 Density**

A maximum of 201 dwelling units

**662.06 Setbacks**

Minimum:

- Front (south – Clyde Avenue): 3.7 metres; however, the primary entrance canopy may protrude a maximum of 2.7 metres into the front yard setback
- Rear (north): 4.5 metres
- Side (east): 3.7 metres
- Side (west): 9.6 metres; however, excluding 1 parkade exit staircase

**662.07 Building Height**

- (1) Apartment building height is limited to a maximum height of 21.6 metres
- (2) Notwithstanding Section 120.19(2)(a), the height measurement shall not include elevator shafts and rooftop mechanical equipment

**662.08 Number of Storeys**

- (1) Maximum 6 storeys (rooftop outdoor amenity area, and associated rooftop enclosure)

**662.09 Off-Street Parking**

- (1) All underground parking shall comply with Section 142
- (2) Notwithstanding Section 142.10(1), at least 4 visitor stalls shall include an energized outlet that is:
  - a) capable of providing Level 2 charging for an electric vehicle; and
  - b) labelled for the use of electric vehicle charging.
- (3) Notwithstanding the parking reductions permitted with Section 143.01(4), the following must be provided and located within an underground parkade:
  - a) a minimum of 40 parking spaces available for residents; and
  - b) a minimum of 10 visitor parking spaces

**662.10 Bicycle Parking**

- (1) The provision of secure bicycle parking shall comply with Section 143.01 of the Zoning Bylaw
- (2) Notwithstanding Sections 143.02(2) and 143.02(3), at least 0.1 short-term bicycle parking spaces per unit must be provided that all area permitted to be unsheltered

**662.11 Notes**

- (1) The minimum setbacks outlined in Section 662.06 are to be measured from the legal plans on record at the Land Titles and Survey Authority of British Columbia as of the effective date of CD62 prior to any required dedications.

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