



District of West Vancouver

**Zoning Bylaw No. 2200, 1968  
Amendment Bylaw No. 4608, 2009**

Effective Date –

District of West Vancouver

## **Zoning Bylaw No. 2200, 1968 Amendment Bylaw No. 4608, 2009**

A bylaw to rezone certain real property presently zoned P.U.1 Public Use Zone to a Comprehensive Development Zone Four (CD4)

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. 2200, 1968, Amendment Bylaw No. 4608, 2009.

### **Part 2 Adds the CD4 Zone**

- 2.1 Zoning Bylaw No. 2200, 1968, Part 3 is hereby amended by adding the Comprehensive Development Zone Four (CD4), as set out in Schedule A to this bylaw.

### **Part 3 Amends Zoning Maps**

- 3.1 Zoning Bylaw No. 2200, 1968, Part 10, Division 1 - Zoning Maps is hereby amended by changing the zoning of:

PID No. 011-136-766

Legal Description: LOT 2, BLOCK 47, DISTRICT LOT 430, PLAN 5527, as per the attached Schedule B

PID No. 011-136-791

Legal Description: LOT 3, BLOCK 47, DISTRICT LOT 430, PLAN 5527, as per the attached Schedule B

PID No. 011-136-804

Legal Description: LOT 4, BLOCK 47, DISTRICT LOT 430, PLAN 5527, as per the attached Schedule B

Located at: the southeast corner of Marine Drive and Nelson Avenue

From: P.U.1. Public Use Zone 1

To: Comprehensive Development Zone Four (CD4).

## Schedules

Schedule A – Comprehensive Development Zone Four (CD4)

Schedule B – Map

READ A FIRST TIME on June 22, 2009

PUBLIC HEARING on July 6, 2009

READ A SECOND TIME on July 20, 2009

READ A THIRD TIME on July 20, 2009

ADOPTED by the Council on [Date].

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Mayor

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Municipal Clerk

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## Schedule A

### Comprehensive Development Zone Four (CD4)

#### 36-401 Application of Zone

401.01 The provisions of this zone shall apply to land, buildings and structures and the use of land within the Comprehensive Development Zone 4, hereinafter cited as the CD4 zone, as shown on the map or otherwise described in Part 3 .

#### 36-402 Uses Permitted

402.01 The following uses and no others shall be permitted in the CD4 Zone:

- single family dwelling
- child care subject to the regulations of section 31-110
- home craft, occupation or business subject to the regulations of Section 31-105
- in-law suites subject to compliance with the regulations contained in Section 31-109, provided however where this use is assumed, the keeping of lodgers shall not be permitted
- accessory buildings subject to the regulations of Section 31-102
- the keeping of not more than 2 lodgers
- the uses customarily incidental to any of the above uses

#### 36-403 Density

403.01 The minimum lot area shall be not less than 4,700 square feet and the maximum lot area shall be not more than 6,700 square feet.

403.02 The floor area ratio (FAR) shall not exceed 0.35 on any individual lot and the floor area ratio shall be calculated as set out in Section 31-112.

#### 36-404 Site Coverage

404.01 Site coverage shall not exceed 35%.

**36-405 Yard Requirements**

- 405.01 The following minimum yards shall be provided:
- (a) Adjacent to Marine Drive: 25 feet
  - (b) Adjacent to Nelson Avenue: 20 feet
  - (c) Adjacent to 6345 Nelson Avenue (legally described as LOT 33, BLK 47, DL 430, PLN 5527): 25 feet
  - (d) All sideyards: 5 feet

**36-406 Building Height**

- 406.01 No building or structure shall exceed a maximum height of 25 feet and two storeys.

**36-407 Highest Building Face Envelope**

- 407.01 The highest building face envelope shall not exceed 22 feet in height, and no portion of the building shall project outside the envelope except, eaves, decks, decorative features such as flying beams and the pitched roof portion of either gable ends or dormers.

**36-408 Off-Street Parking**

- 408.01 A minimum 1 enclosed parking space per dwelling unit shall be provided.

**36-409 Landscaping**

- 409.01 All portions of a lot not occupied by buildings, parking areas, driveways and pedestrian ways shall be landscaped, and this landscaping shall be maintained.



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