



**Zoning Bylaw No. 4662, 2010,  
Amendment Bylaw No. 4677, 2011**

Effective Date –

District of West Vancouver

## **Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 4677, 2011**

A bylaw to rezone certain real property at the northwest corner of Marine Drive and 22<sup>nd</sup> Street to a CD46 – Comprehensive Development Zone 46 and RS5 – Single Family Dwelling Zone 5

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. 4677, 2011”.

### **Part 2 Adds Definitions**

- 2.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 110 Definitions is hereby amended by adding in alphabetical sequence:

**Supportive Housing Use** means an apartment use where at least one occupant of each unit is 65 years of age or older, or is a younger person with disabilities, which use:

- (a) must include a common resident dining room and appropriately-sized kitchen facilities, social and recreational areas and other common amenities and support for the benefit of on-site residents including housekeeping services; and
- (b) may include a dwelling unit for a resident manager, guest suites and a wellness centre.

**Health Care Office Use** means a use of premises:

- (1) by physicians, surgeons, dentists, physio-therapists, chiropractors, acupuncturists, provincially licensed massage therapists, podiatrists, psychiatrists, psychologists, opticians, optometrists, naturopaths, dental mechanics and other health care practitioners; and
- (2) for X-ray and other diagnostic facilities, medical and dental laboratories, prosthetic and orthopaedic manufacturers and specialized medial clinics, including a blood donor clinic.

### Part 3 Adds the CD46 Zone

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 Comprehensive Development Zones is hereby amended by adding the CD46 – Comprehensive Development Zone 46 (Northwest corner of Marine Drive and 22<sup>nd</sup> Street), as set out in Appendix A to this bylaw.

### Part 4 Amends 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 property at the northwest corner of Marine Drive and 22<sup>nd</sup> Street as shown on Appendix B to this bylaw,
  - From: C1 – Commercial Zone 1; RS5 – Single Family Dwelling Zone 5; and RD1 – Duplex Dwelling Zone 1
  - To: CD46 – Comprehensive Development Zone 46 (Northwest corner of Marine Drive and 22<sup>nd</sup> Street), as shown on Appendix B to this bylaw.
- 4.2 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning of a portion of the property legally described as Lot 4, of Lot ‘A’ Block 5 Plan 2019 ( 815 22<sup>nd</sup> Street) as shown on Appendix B to this bylaw,
  - From: RD1 – Duplex Dwelling Zone 1
  - To: RS5 – Single Family Dwelling Zone 5, as shown on Appendix B to this bylaw.

### Appendices

- Appendix A – CD46 – Comprehensive Development Zone 46 (Northwest corner of Marine Drive and 22<sup>nd</sup> Street)
- Appendix B – Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps

READ A FIRST TIME on March 7, 2011

PUBLIC HEARING HELD on April 4, 2011

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

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Mayor

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Municipal Clerk

## APPENDIX A

### CD46 – Comprehensive Development Zone 46 (Northwest corner of Marine Drive and 22<sup>nd</sup> Street)

**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.).

**646.04 Site Coverage**

Building 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) feet 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.

**646.07**

**Off-Street Vehicle Parking and Loading**

- (1) A minimum 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.

# APPENDIX B

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

